



MAYNARD  
ESTATES



Illustrative Street Scene from Bakewell Street

£70,000

## Land Adj 96 Bakewell Street , Coalville, LE67 3BA

PLANNING PERMISSION GRANTED for the erection of a THREE DOUBLE BEDROOM, three storey DETACHED PROPERTY. An INNOVATIVE DESIGN by local architect David Granger incorporating a large OPEN PLAN LIVING KITCHEN DINER along with a ground floor W/C and SEPARATE STUDY.

The first floor offers two double bedrooms sharing a family bathroom whilst the second floor offers a MASTER SUITE with double bedrooms and a convenient en-suite shower room. Externally there is a SUNLIT GARDEN to the rear along with a driveway providing OFF ROAD PARKING.

RESERVED MATTERS HAVE BEEN APPROVED in relation to the materials and landscaping and all pre-commencement details have been satisfied for the BUILD TO BEGIN IMMEDIATELY. BUILDING REGULATIONS APPLIED FOR, SAP CALCULATIONS and STRUCTURAL ENGINEER'S REPORT COMPLETED and available on request.

PLANNING REF NO. 21/01561/REM

Link to planning portal: <https://plans.nwleics.gov.uk/public-access/search.do?action=simple&searchType=Application>

- Planning Permission Approved
- SAP Calculations & Engineer's Report
- Three Double Bedroom Detached
- Three Storey Detached Dwelling
- Designed By David Granger Architects
- Building Regulations Applied For
- Approved Reserved Matters
- Top Floor Master Bedroom Suite
- Ready To Build Immediately
- Fantastic Unique Design Build





Proposed Front Elevation



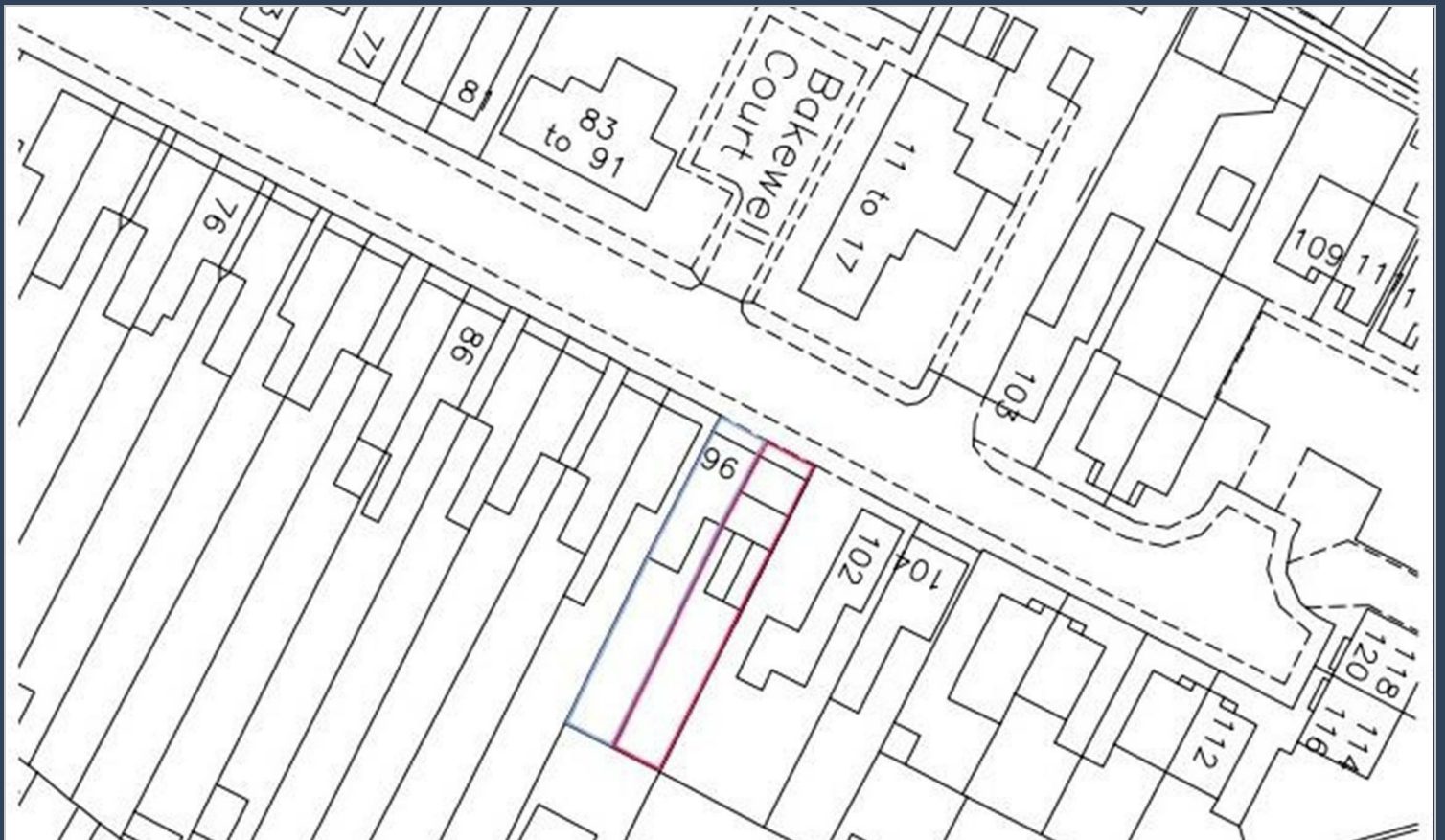
Proposed Rear Elevation



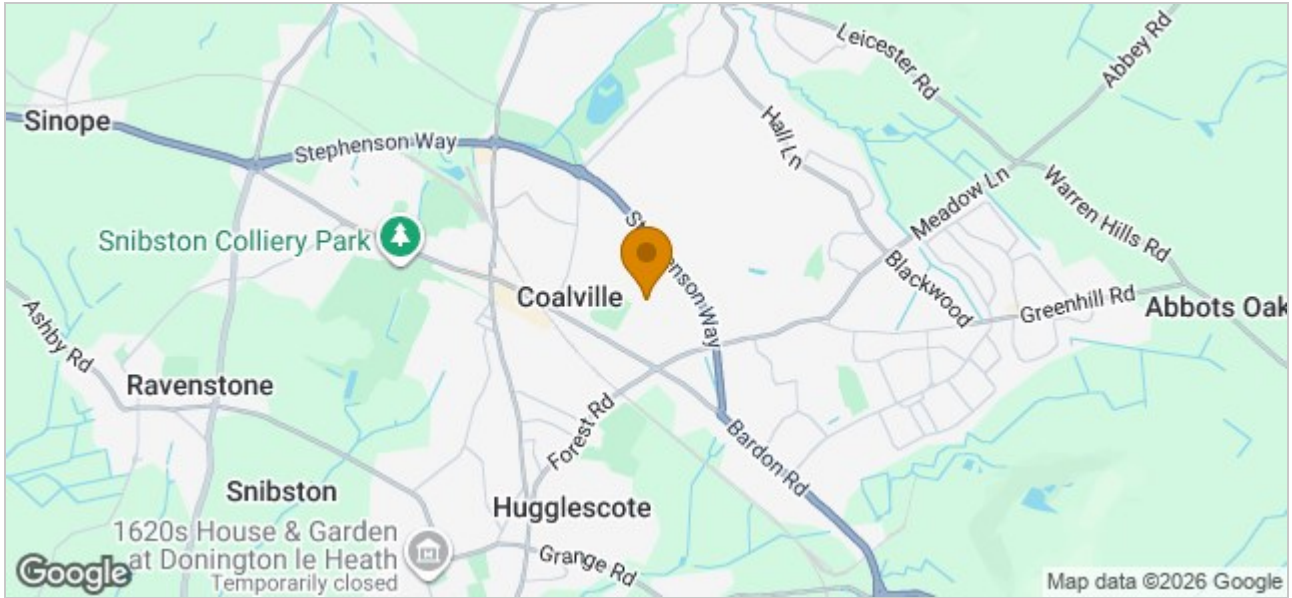
Proposed Part Side Elevation



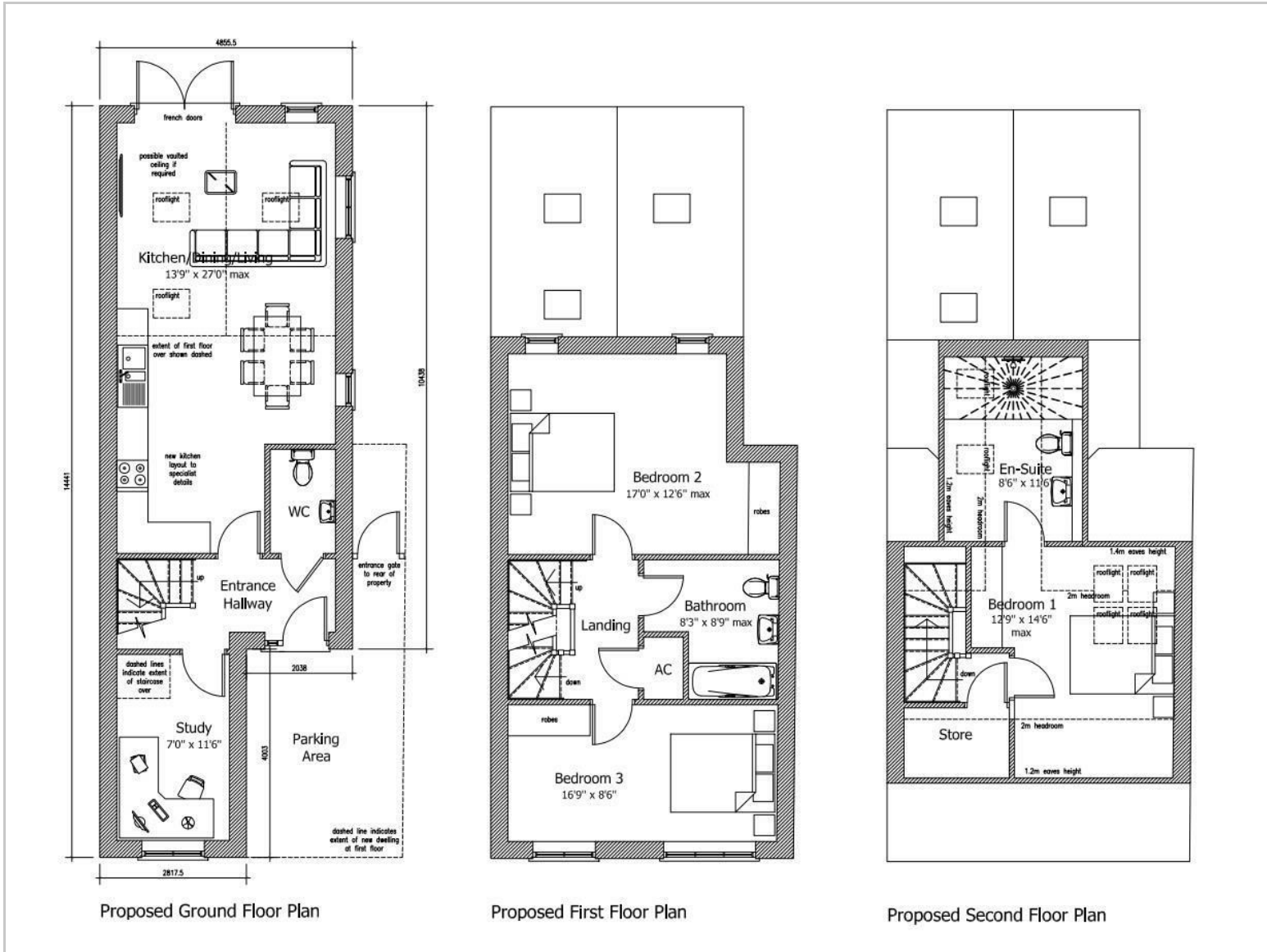
Proposed Side Elevation



## Area Map



## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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