



MAYNARD
ESTATES



The Canterbury Grange Meadows, Coalville, LE67 2NB

£419,950

"The Canterbury" is a substantial FOUR DOUBLE BEDROOM detached home with a large master bedroom benefitting from a stylish en-suite along with separate dressing room area.

The ground floor boasts a spacious living room along with a wonderful open plan living, kitchen diner with fully integrated appliances and bi-fold door which overlook and open onto the homes lovely sun-lit south facing rear garden plot. A separate utility room along with a convenient ground floor WC add to the home practical design.

In addition to the home benefiting from large bedrooms on the first floor, a beautiful and stylish four piece family bathroom completes the homes wonderful and substantial internal accommodation

The double width, block paved driveway is another practical feature, providing side by side off road parking and leads to the homes sizeable integral garage.

Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes and is ready to move into now.

The INNOVATIVE Ground Source Heating System and underfloor heating on the ground floor ensures a warm and energy-efficient environment throughout the year. The development is complemented by the newly

ON THE GROUND FLOOR

Entrance Hall

Downstairs WC 2'10" x 5'10" (0.87 x 1.78)

Living Room 11'2" x 20'4" (3.41 x 6.21)



Open Plan Kitchen Living Diner 29'5" x 14'5" (8.97 x 4.41)



Utility Room 8'8" x 5'1" (2.65 x 1.55)



ON THE FIRST FLOOR

Landing

Master Bedroom 11'10" x 15'1" (3.61 x 4.62)



En Suite 8'3" x 3'8" (2.53 x 1.14)



Dressing Room 6'8" x 6'2" (2.05 x 1.90)

Bedroom Two 10'1'4" x 15'4" (30.9 x 4.68)



Bedroom Three 10'8" x 11'3" (3.26 x 3.45)



Bedroom Four 9'11" x 10'7" (3.04 x 3.23)



Family Bathroom 8'0" x 6'8" (2.44 x 2.05)



ON THE OUTSIDE

Rear Garden

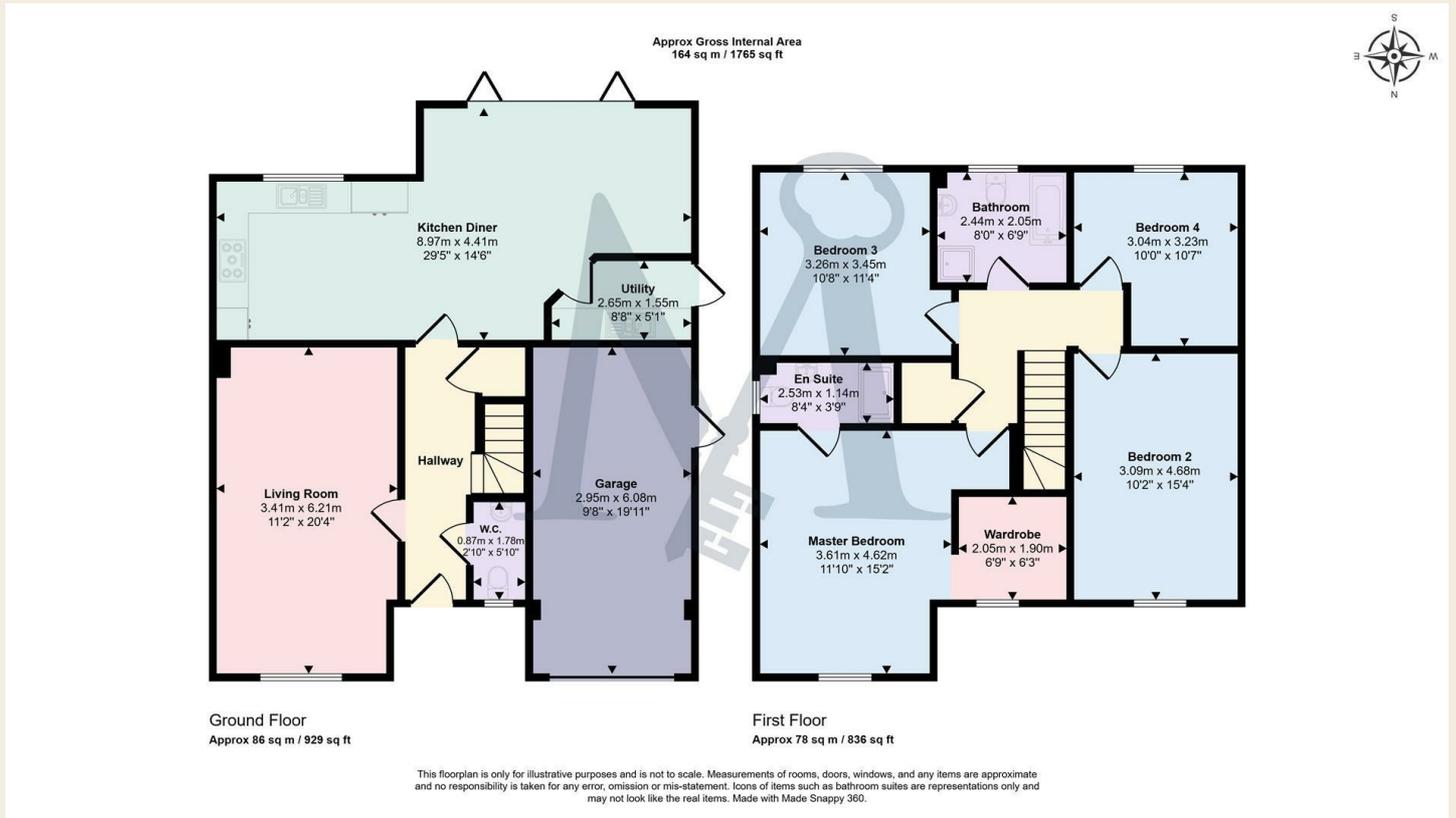


Front Garden

Driveway

Integral Garage 9'8" x 19'11" (2.95 x 6.08)

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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