MAYNARD
ESTATES

18 Lovett Close, Coalville, LE67 2NB

£1,400 Per month

Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes in 2025.

This property boasts three well-proportioned bedrooms on the first floor, with the master featuring a contemporary EN-SUITE and dressing room, ensuring comfort and privacy. The ground floor welcomes you with a spacious entrance hall leading to a convenient GROUND FLOOR WC.

The heart of the home is undoubtedly the EXPANSIVE open-plan kitchen diner, which is fully integrated and customisable, complete with French doors that open onto a BEAUTIFULLY laid lawn and paved patio in the rear garden. A separate UTILITY ROOM provides additional practicality with space and plumbing for a washing machine and dryer.

The INNOVATIVE Ground Source Heating System and underfloor heating on the ground floor ensure a warm and energy-efficient environment throughout the year. The development is complemented by the newly established Greenstone PRIMARY SCHOOL, conveniently within walking distance, making it an ideal location for families.

While this small development offers a SENSE OF COMMUNITY, it also provides lovely walks and PLEASANT OUTLOOKS. Buyers can take advantage of VARIOUS INCENTIVES, including part exchange options and assistance

ON THE GROUND FLOOR

Entrance Hall

Ground Floor WC

Living Room 11'4" x 18'1" (3.45m x 5.51m)

Open Plan Kitchen Diner 19'11" x 10'5" (6.07m x 3.18m)

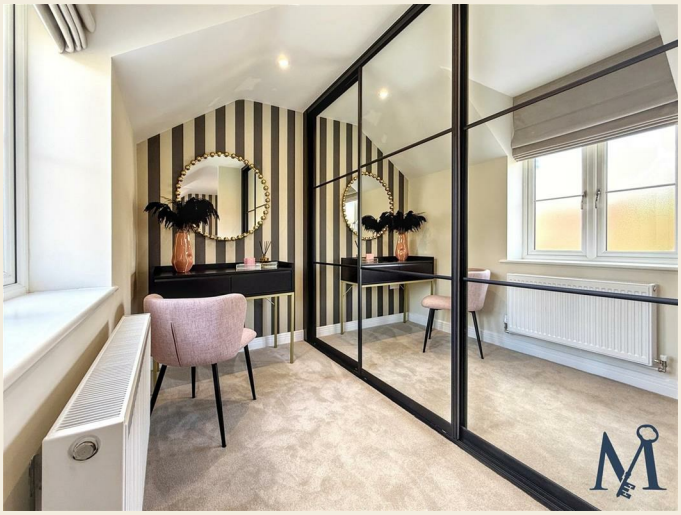
Utility Room

ON THE FIRST FLOOR

Landing

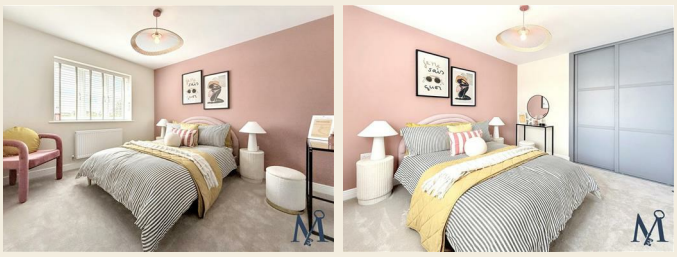
Master Bedroom 10'6" x 11'0" (3.20m x 3.35m)

Dressing Room 8'10" x 4'6" (2.69m x 1.37m)



En Suite 7'7" x 5'10" (2.31m x 1.78m)

Bedroom 2 9'10" x 11'1" (3.00m x 3.38m)



Bedroom 3 9'6" x 7'5" (2.90m x 2.26m)

Family Bathroom 5'8" x 7'5" (1.73m x 2.26m)

ON THE OUTSIDE

Rear Garden

Small Front Garden

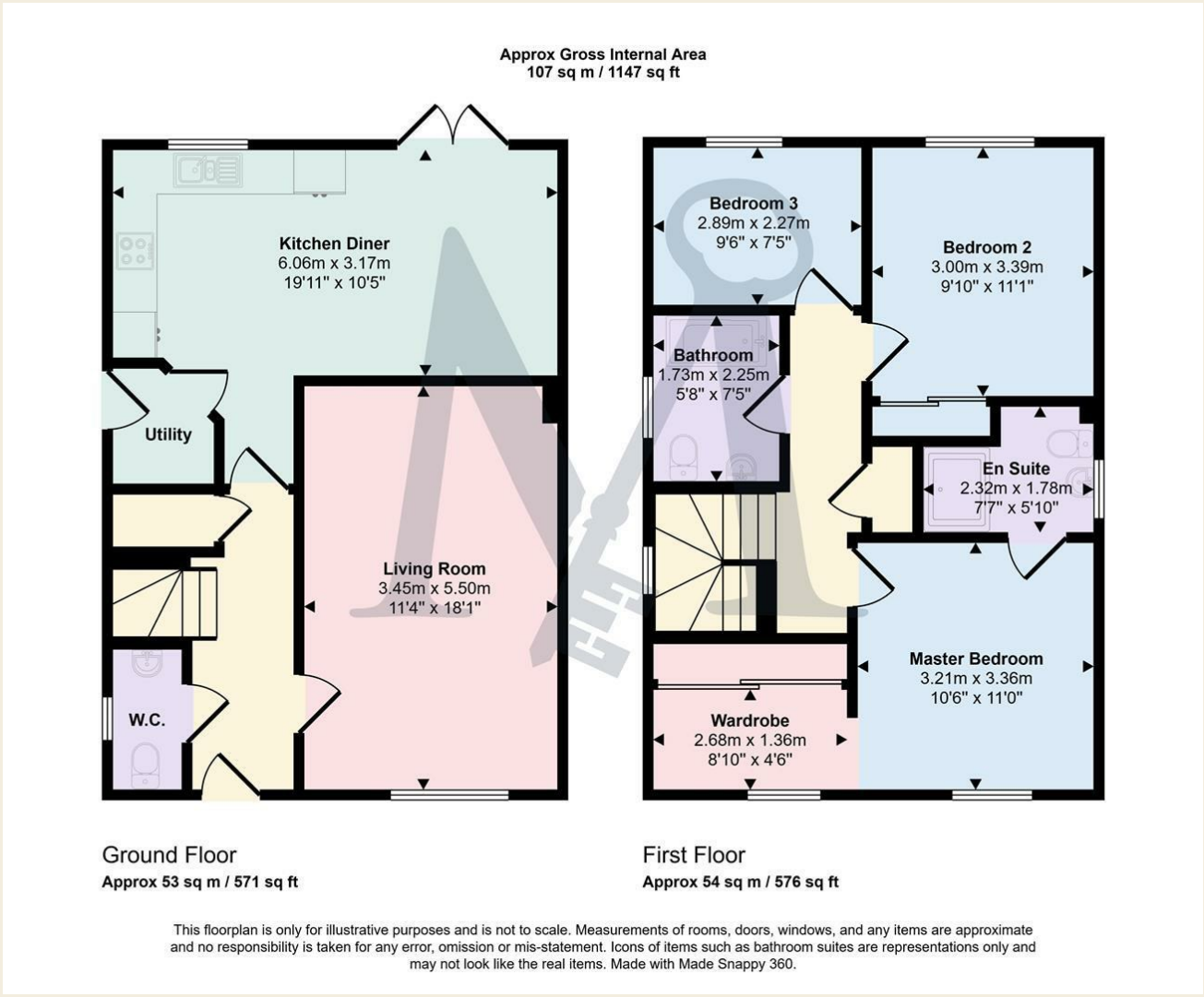
Driveway

Single Garage

NOTE TO BUYER

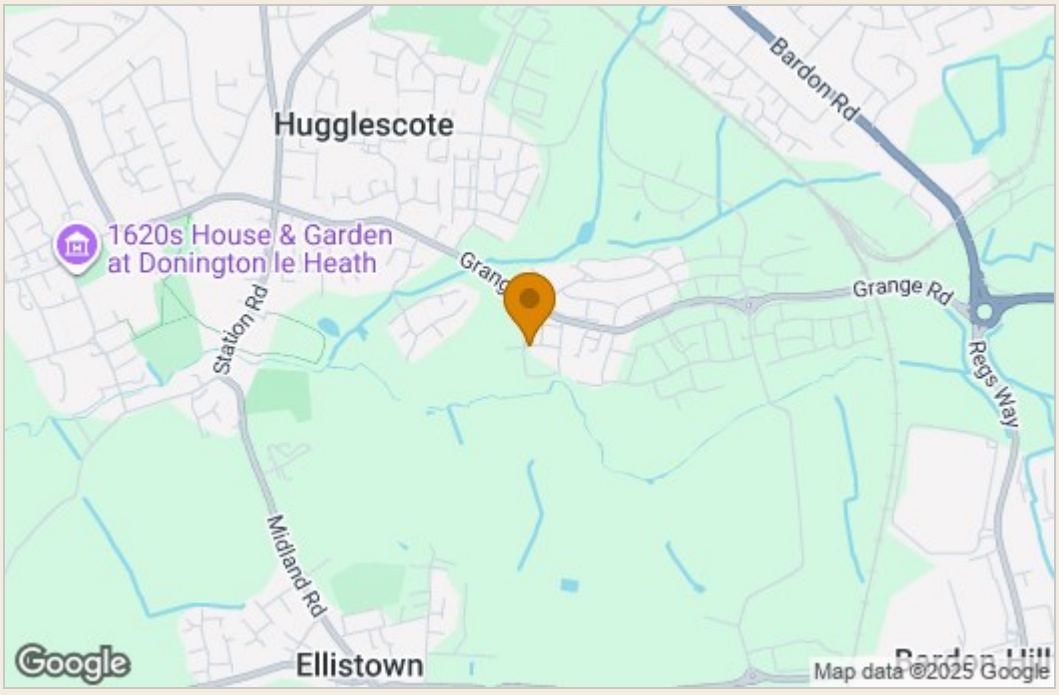
Please note the images seen are that of the current show home.

Floor Plan

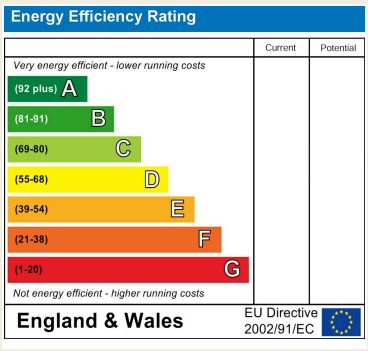


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph



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