



MAYNARD
ESTATES



2 Drovers Close, Coalville, LE67 2NB

£389,950

Placed in the charming Grange Meadows development in Hugglescote. This EXQUISITE detached house is a BRAND NEW BUILD by Cadeby Homes in 2026.

Welcomed with its INVITING ENTRANCE HALL with multiple, HANDY STORAGE cupboards and a convenient ground floor WC. A spacious dual aspect, BAY FRONTED FRONT LOUNGE provides the ideal living space. Then A STUNNING OPEN PLAN FULLY FITTED KITCHEN DINER overlooks and opens onto the homes rear garden via BI-FOLD DOORS with further dual aspect windows. A handy SEPARATE UTILITY ROOM with space and plumbing for further appliances with additional rear access concludes the accommodation on the ground floor.

Stairs rise to a SPACIOUS FIRST FLOOR LANDING with all rooms leading off. The master bedroom has access to a STUNNING THREE-PIECE EN-SUITE shower room. A fantastic CONTEMPORARY FAMILY BATHROOM SUITE serves the remaining three double bedrooms.

Externally the property continues to impress with a LARGE REAR GARDEN PLOT. The front garden is landscaped whilst a LARGE TARMAC DRIVEWAY offers parking for multiple vehicles leading to a LARGE DETACHED SINGLE GARAGE.

ON THE GROUND FLOOR

Entrance Hall



Downstairs W/C

Living Room



Kitchen / Dining Room



Kitchen designs and colours may vary

Utility Room



ON THE FIRST FLOOR

Landing

Bedroom One



En-Suite



Bedroom Two



Bedroom Three



Bedroom Four



Single Garage



Family Bathroom

ON THE OUTSIDE



Front Garden

Rear Garden



Driveway

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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