



MAYNARD  
ESTATES



## The Derby Grange Meadows, Coalville, LE67 2NB

£275,000

An impressive BRAND NEW semi-detached home. Move in Summer 2026.

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

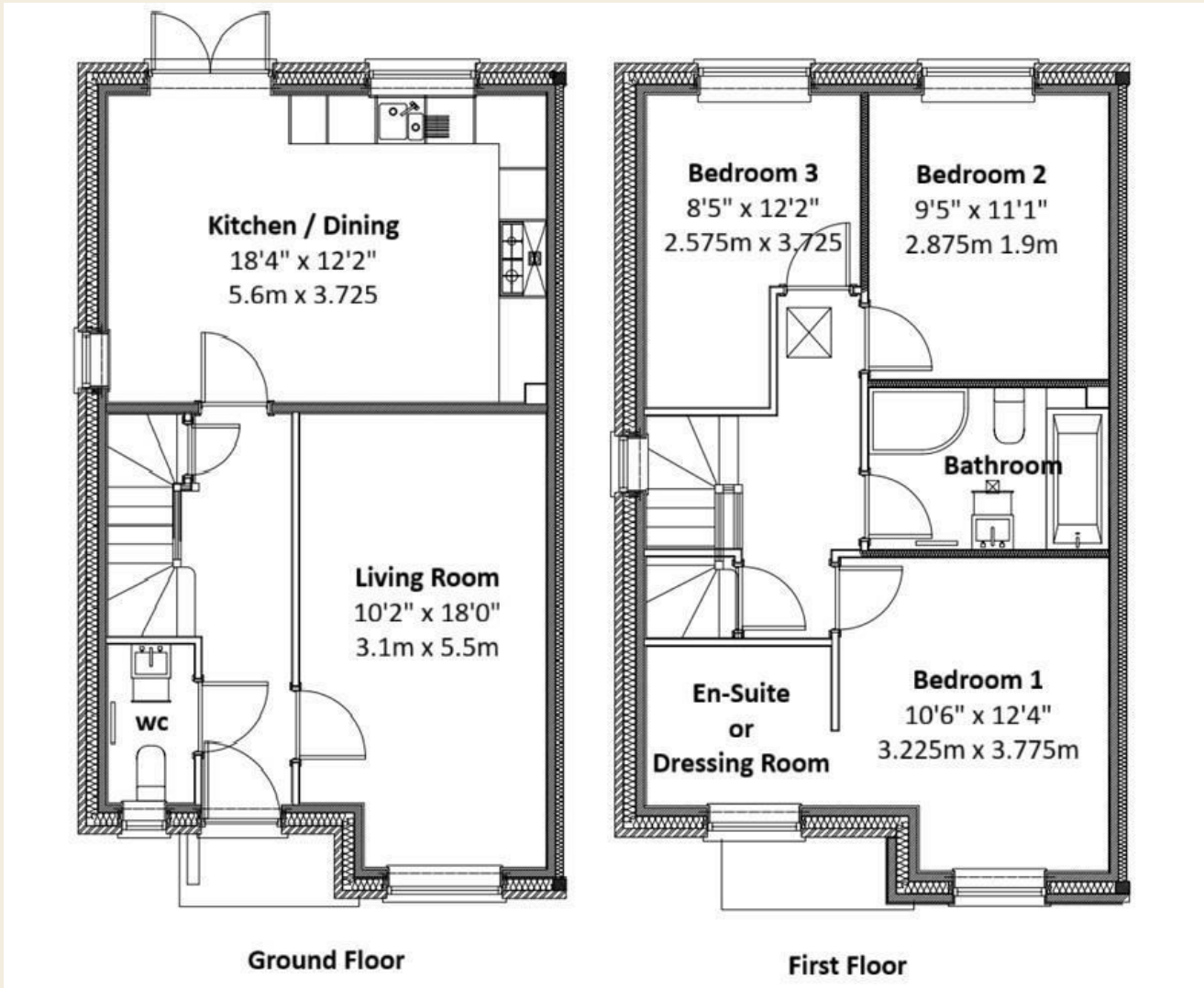
"The Derby" is a fantastic three double bedroom semi-detached house with driveway. The home has the option of an en-suite or dressing room off the master bedroom along with a beautiful four piece family bathroom on the homes impressive first floor.

The ground floor benefits from an inviting hall with built in storage and access to a convenient ground floor WC. A modern open plan kitchen diner is fitted with integrated appliances whilst a bay fronted living room provides the ideal space to relax and unwind.

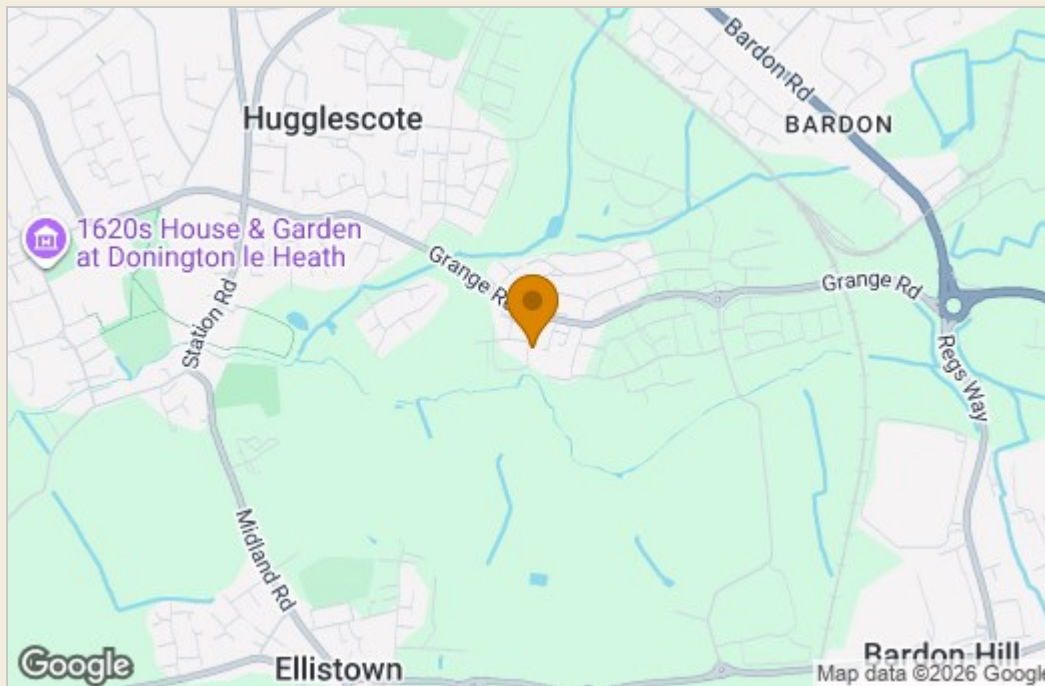
The sun-lit rear garden plots provide a fantastic outside space for all the family.



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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