

Holdings

A Modern Estate Agent



Plot 3 Forest Gardens Forest Road, Coalville, LE67 3SN

£397,500

An exceptional three-bedroom detached bungalow within the exclusive Forest Gardens development by Aspects Homes, offering stylish single-storey living finished to a high specification throughout. Featuring an impressive open-plan living dining kitchen, separate sitting room, principal bedroom with bay window and en-suite, private gardens and parking, this superb new-build home combines contemporary comfort with energy-efficient design. The properties have the added benefit of a garage complete with an EV charging point.

Summary

An exceptional three-bedroom detached bungalow situated within the exclusive Forest Gardens development by highly regarded developer Aspects Homes, offering stylish contemporary living with thoughtfully designed single-storey accommodation finished to an impressive specification throughout.

The Whitwick design combines elegant interiors, spacious accommodation and energy-efficient construction, creating a superb home perfectly suited to modern lifestyles.

The property is entered via a welcoming entrance hall which leads into an impressive open-plan living dining kitchen positioned to the left-hand side of the home. Designed to form the heart of the property, this superb sociable space offers ample room for cooking, dining and entertaining, complemented by contemporary fittings and an abundance of natural light.

To the rear of the bungalow is a separate sitting room providing a comfortable and relaxing retreat, ideal for both everyday living and entertaining guests.

The principal bedroom enjoys a striking bay window together with stylish en-suite facilities, creating a luxurious private sanctuary. Two further well-proportioned bedrooms are served by a beautifully appointed contemporary family bathroom, offering flexibility for family living, guests or home working.

Externally, the property benefits from private gardens and off-road parking, together with all the advantages associated with a newly constructed home including modern insulation standards, energy-efficient heating systems and low-maintenance living.

Aspects Homes are renowned for delivering high-quality homes with an emphasis on craftsmanship, practical layouts and contemporary styling, with The Whitwick particularly admired for its spacious proportions and intelligently designed accommodation.

Forest Gardens occupies a desirable position within easy reach of local amenities, scenic countryside walks and excellent transport connections including the M1 motorway network and nearby centres such as Leicester, Loughborough and Derby.

Disclaimer

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identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

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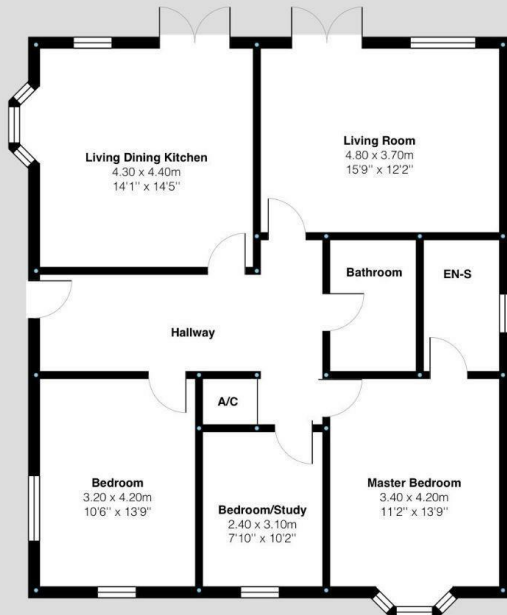
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Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



Forest Gardens, Forest Road
Internal Square Footage: Approx 862 sq.ft

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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			
England & Wales		EU Directive 2002/91/EC	

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