

# Holdings

A Modern Estate Agent



Plot 4 Forest Gardens Forest Road, Coalville, LE67 3SN

£397,500

A charming 3-bedroom detached bungalow combining light, spacious living with contemporary finishes. Featuring three well-proportioned bedrooms and off-road parking, it forms part of the serene Forest Gardens development, set within beautifully landscaped gardens and a peaceful, welcoming environment. The properties have the added benefit of a garage complete with an EV charging point.

## Summary

Occupying an enviable position within this exclusive development, The Snibston is an impressive three-bedroom detached bungalow, thoughtfully designed to combine modern open-plan living with the practicality and comfort of a traditional layout.

Upon entering, a welcoming entrance hall provides access to the principal accommodation and immediately sets the tone for the quality and attention to detail found throughout. Positioned to the front of the home is a generous separate living room, creating the perfect space to relax and unwind away from the main entertaining areas.

To the rear, the heart of the home is undoubtedly the stunning open-plan living dining kitchen. Designed with modern lifestyles in mind, this superb space offers ample room for cooking, dining and everyday family living, whilst enjoying views over the rear garden.

The accommodation continues with three well-proportioned bedrooms. The impressive principal bedroom benefits from an attractive bay window, flooding the room with natural light and creating an elegant feature. A contemporary en-suite shower room serves the master bedroom, whilst the remaining bedrooms are ideal for family members, guests or those seeking a home office. A stylish family bathroom and a useful storage cupboard complete the internal accommodation.

Externally, the property benefits from a private rear garden together with driveway parking and a garage.

Constructed to a high specification by the highly regarded Aspects Homes, The Snibston presents an exceptional opportunity for downsizers, professionals and those seeking the convenience of single-storey living without compromising on space, style or quality.

## Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

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

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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# Floor Plan



Forest Gardens, Forest Road  
Internal Square Footage: Approx 831 sq.ft

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# Area Map



# Energy Efficiency Graph

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

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