

# Holdere

A Modern Estate Agent



**Plot 8 Forest Gardens Forest Road, Coalville, LE67 3SN**

**£275,000**

An attractive two-bedroom detached bungalow offering well-planned single-storey living, with a spacious lounge, contemporary dining kitchen and modern family bathroom. Built by Aspects Homes, The Ashby combines quality craftsmanship with practical and stylish accommodation in a desirable Coalville location. The properties have the added benefit of a garage complete with an EV charging point.

## **Summary**

The Ashby is an attractive two-bedroom detached bungalow, thoughtfully designed to provide comfortable and contemporary single-storey living within this desirable Coalville development by Aspects Homes.

A welcoming entrance hall leads into the accommodation, where a spacious separate living room offers the perfect setting for relaxation and everyday living. To the rear of the property, the well-appointed dining kitchen provides an excellent space for cooking, dining and entertaining, with a practical layout suited to modern lifestyles.

The bungalow further benefits from two generously proportioned bedrooms, offering flexibility for homeowners, guests or those seeking a dedicated home office. A contemporary family bathroom serves the accommodation and is finished to a high standard.

Externally, the property enjoys private gardens, driveway parking and a garage, enhancing both convenience and lifestyle appeal.

Combining quality craftsmanship, efficient design and the ease of single-storey living, The Ashby presents an excellent opportunity for downsizers, professionals and those seeking a low-maintenance home within a sought-after residential setting.

## **Disclaimer**

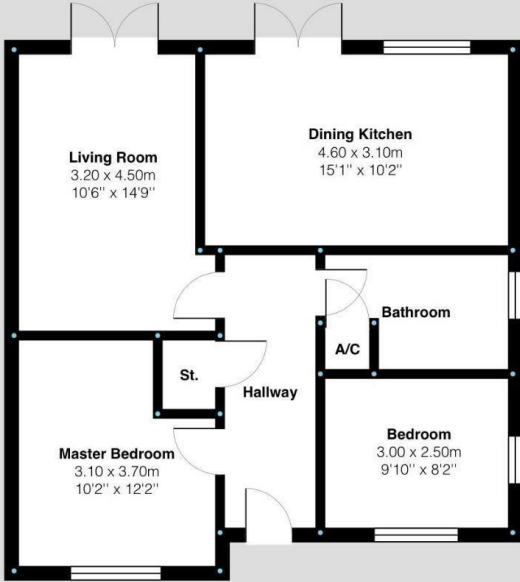
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# Floor Plan

Ground Floor:



Forest Gardens, Forest Road  
Internal Square Footage: Approx 563 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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