



Plots 1-12 Forest Road, Coalville, Leicestershire, LE67 3SL

HOWKINS &  
HARRISON



Plots 1-12 Forest Road,  
Coalville,  
Leicestershire, LE67 3SL

Prices From : £270,000

\*Available to view & reserve immediately\*.

Located within the heart of Leicestershire, Howkins & Harrison have partnered with Aspects Building Services Ltd to offer a brand new community of 24 new homes; all of which will be completed to a high specification throughout. This select development of bungalows offers a range of two or three bedroom homes ranging from 697sqft to 1070sqft.

The development will provide versatility and choice throughout, with residents finding themselves well connected to the local area with footpaths, bus routes and good commuter links to the surrounding area, via the M1 and nearby A42.

Local amenities in Coalville include many shops/supermarkets, schooling at all levels and a leisure centre.



## Location

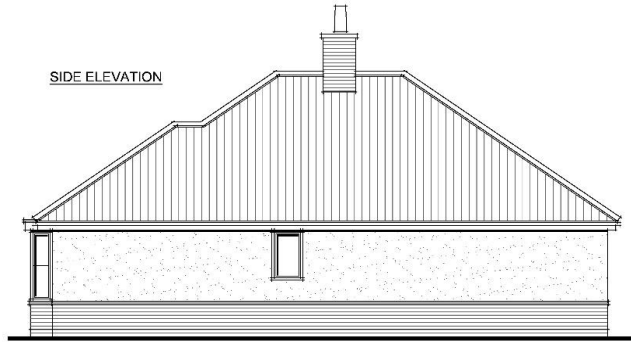
Conveniently located just off the A511, the principal trunk road connecting the A42 dual carriageway at Ashby de la Zouch with the M1 motorway corridor at junction 22, providing further road links to Leicester and north to Loughborough, Nottingham and Derby. The town offers a range of local amenities and facilities including high street shops, public houses, takeaway restaurants and the nearby leisure centre, together with excellent opportunities for walkers and country lovers with Grace Dieu and Cademan Woods close by. Coalville is also well served for schooling, with a number of schools for all ages within a few minutes walking distance of the property.



## Description

Accessed from Forest Road, Coalville a private driveway leads down into the development where you will find access to all twelve plots. Having been completed to an exceptionally high standard throughout with seven alternative property styles; varying in size and layout but all offering an open plan dining kitchen fitted with quartz worktops and integrated appliances, a welcoming reception lounge with oak fitted doors, two/three bedrooms with the principal bedroom benefiting from a tiled en suite shower room. Externally the properties have landscaped front and rear gardens, incorporating paved patios, exterior lighting and remote-controlled garage doors (plot dependant). All the available plots also offer a ICW Building warranty.

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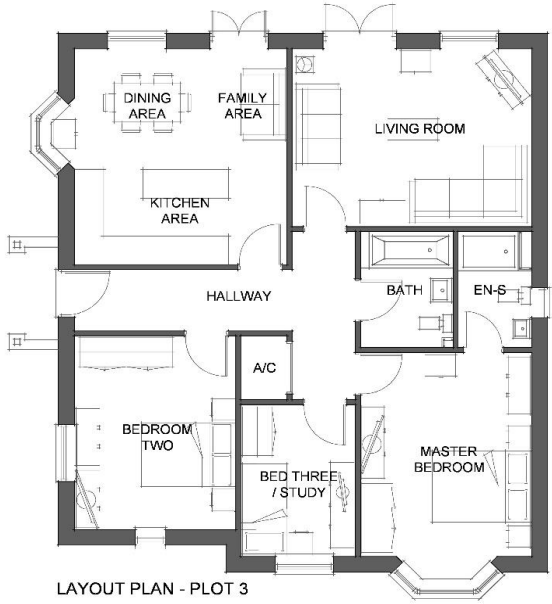


SIDE ELEVATION

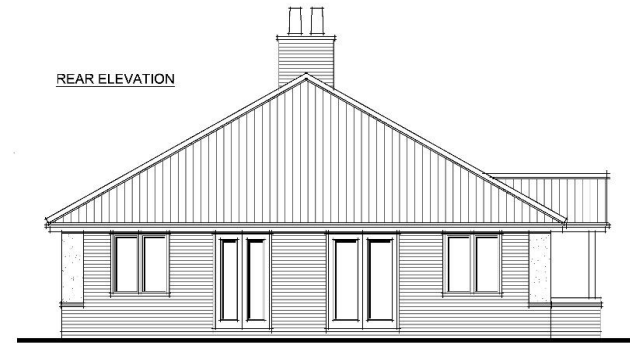


FRONT/SIDE ELEVATION

**PROPOSED RESIDENTIAL DEVELOPMENT -  
LAND TO THE REAR OF 80 FOREST ROAD,  
COALVILLE, LEICESTERSHIRE**



LAYOUT PLAN - PLOT 3



REAR ELEVATION



FRONT/SIDE ELEVATION

DO NOT SCALE THESE DRAWINGS. USE DIMENSIONS ONLY, IF IN DOUBT USE  
 Drawn: RESIDENTIAL DEVELOPMENT  
 LAND AT 80, FOREST ROAD,  
 COALVILLE, LEICESTERSHIRE  
 Client:

Revisions:	Rev.	Date	Drawn	Checked
A	MAY 2021	LDA	LDA	
B	SEP 2021	LDA	LDA	

Revised in line with planning comments  
 HouseType separated and information updated accordingly

**LIFE-DESIGN  
ARCHITECTURE**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SHARAS  
 SITE SPECIFIC CONSTRUCTION NOTES & MATERIALS SPECIFICATION.

Drawing:  
 PLANNING DRAWING - PLOT 3  
 Date: DEC 2020  
 Scale: 1:150  
 Area: Drawn / LDA  
 Checked /  
 Dwg No. LIFE-20-931-022B







## Specification

### Internal Features

- Air source zoned underfloor heating throughout
- LED downlights
- Fully fitted quality kitchens
- Quartz worksurfaces
- Integrated appliances to the Kitchen
- Oak internal doors
- Hard-wired security alarm
- Tiled en-suites bathrooms
- High quality sanitary ware and fittings

### External Features

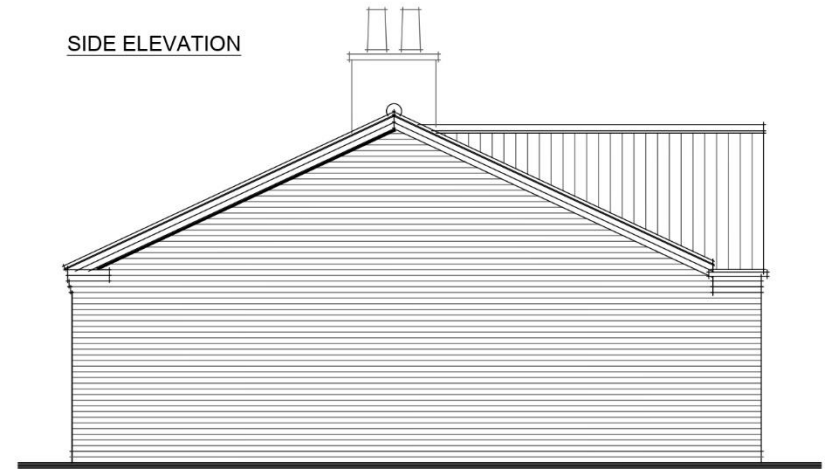
- Fencing where appropriate to front, gravel drive and landscaping
- Fenced rear gardens
- Exterior PIR lighting
- Outside lighting and tap
- High quality A rated UPVC windows and composite doors
- Slabbed area to the front door
- Slabbed patios to the rear
- Remotely controlled garage doors
- Turfing – quotes available on request
- New Home Warranty provided by ICW building warranties.



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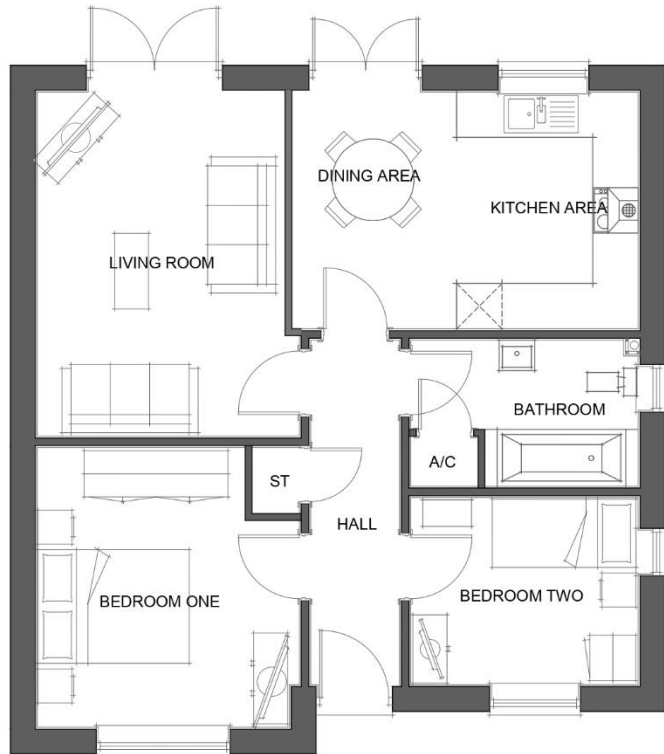


FRONT ELEVATION

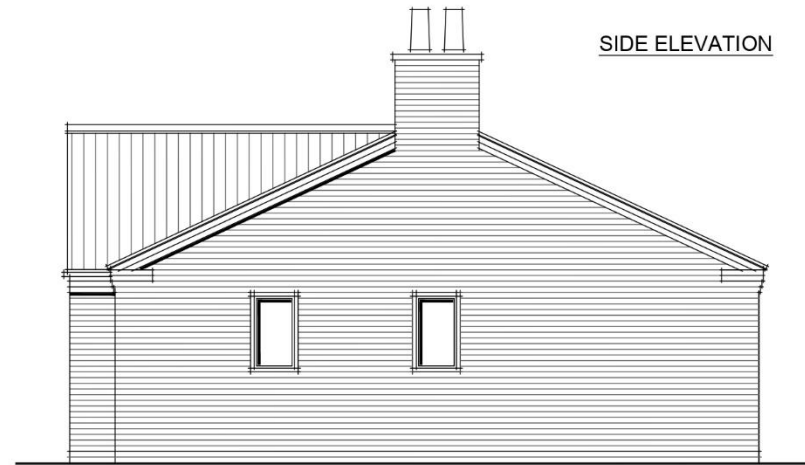


SIDE ELEVATION

**PROPOSED RESIDENTIAL DEVELOPMENT -  
LAND TO THE REAR OF 80 FOREST ROAD,  
COALVILLE, LEICESTERSHIRE**



LAYOUT PLAN - PLOT 8



SIDE ELEVATION



REAR ELEVATION

DO NOT SCALE THESE DRAWINGS. USE FIGURED DIMENSIONS ONLY. IF IN DOUBT ASK

Dev:  
RESIDENTIAL DEVELOPMENT  
LAND AT 80, FOREST ROAD,  
COALVILLE, LEICESTERSHIRE  
Client:

Revisions.	Rev	Date	Drawn	Checked

**LIFE-DESIGN  
ARCHITECTURE**

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SEPARATE  
SITE SPECIFIC CONSTRUCTION NOTES & MATERIALS SPECIFICATION.

Drawing:  
PLANNING DRAWING - PLOT 8

Date: DEC 2020

Scale: 1:50

Area: Drawn / LDA  
Checked:

Dwg No.  
**LIFE-20-931-027**

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

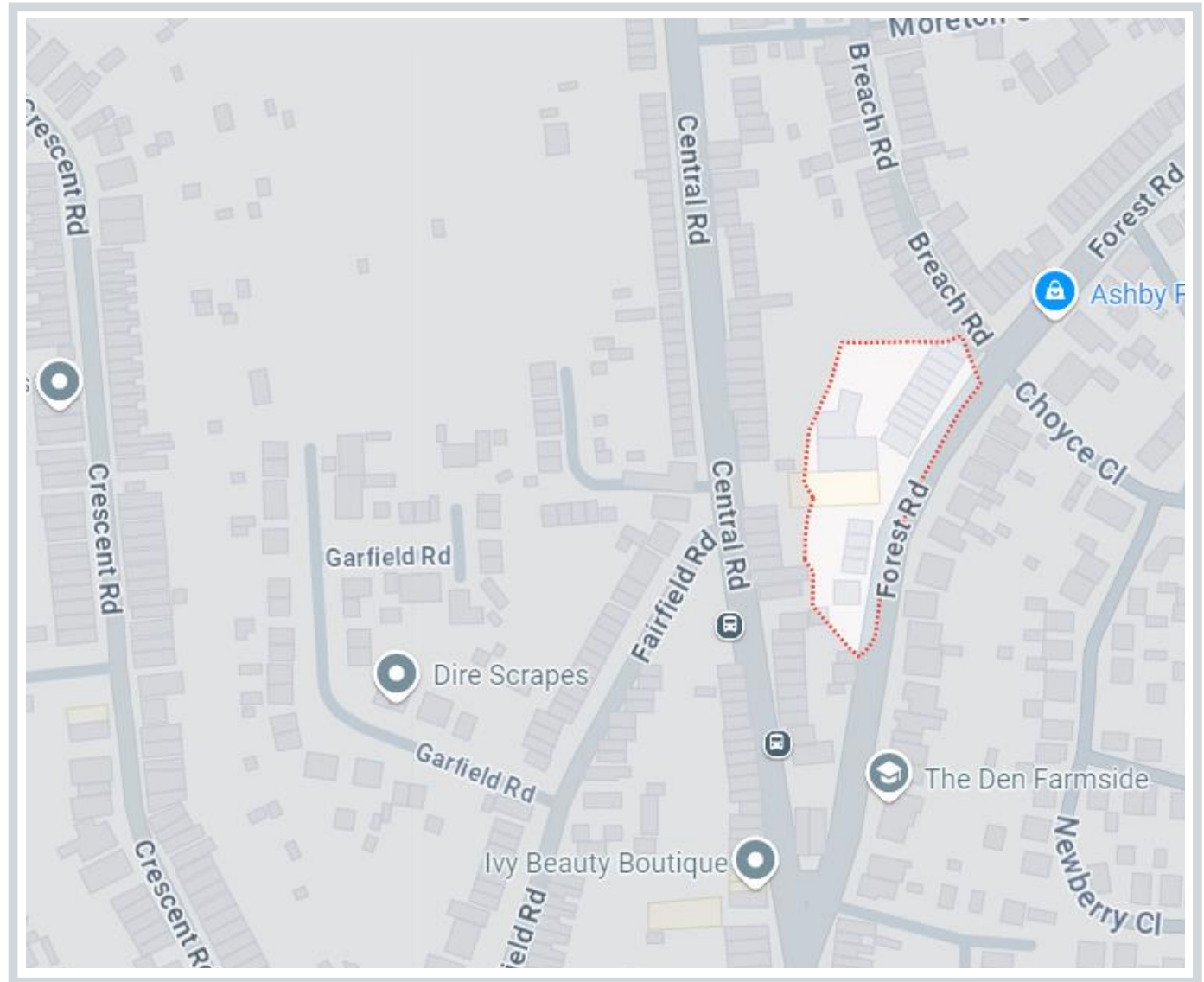
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

## Council Tax

Band - TBC



## Howkins & Harrison

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