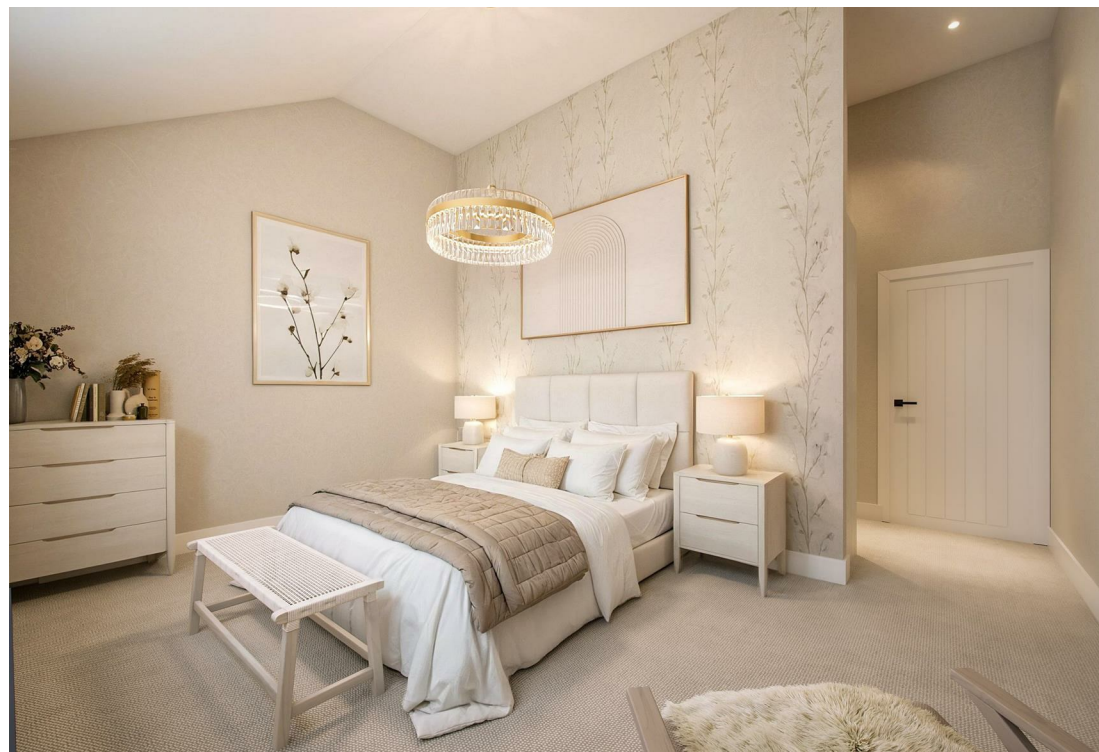


Plot 1 Spring Lane, Coalville, LE67 8QQ

£625,000


ABODE
SALES & LETTINGS





A rare opportunity to register your interest ahead of the launch of these exceptional executive homes.

Tucked away along a private lane, this exclusive development comprises just two bespoke, meticulously crafted four-bedroom detached residences, each offering approximately 2,100 sq ft of beautifully designed living space. Located in the historic and highly sought-after village of Swannington, the homes have been thoughtfully positioned to make the most of the surrounding countryside, delivering a peaceful and picturesque setting. Each property is completed with the reassurance of a new-build warranty.

Internally, the homes boast an impressive high-specification open-plan kitchen and dining area with bi-fold doors, a separate sitting room, study, utility room, and guest cloakroom. There are four generously sized bedrooms, including a superb principal suite with dressing room and en-suite, alongside a stylish family bathroom.

Further benefits include an air source heat pump, underfloor heating, CCTV, professionally designed landscaping, a garage, and parking for two vehicles.

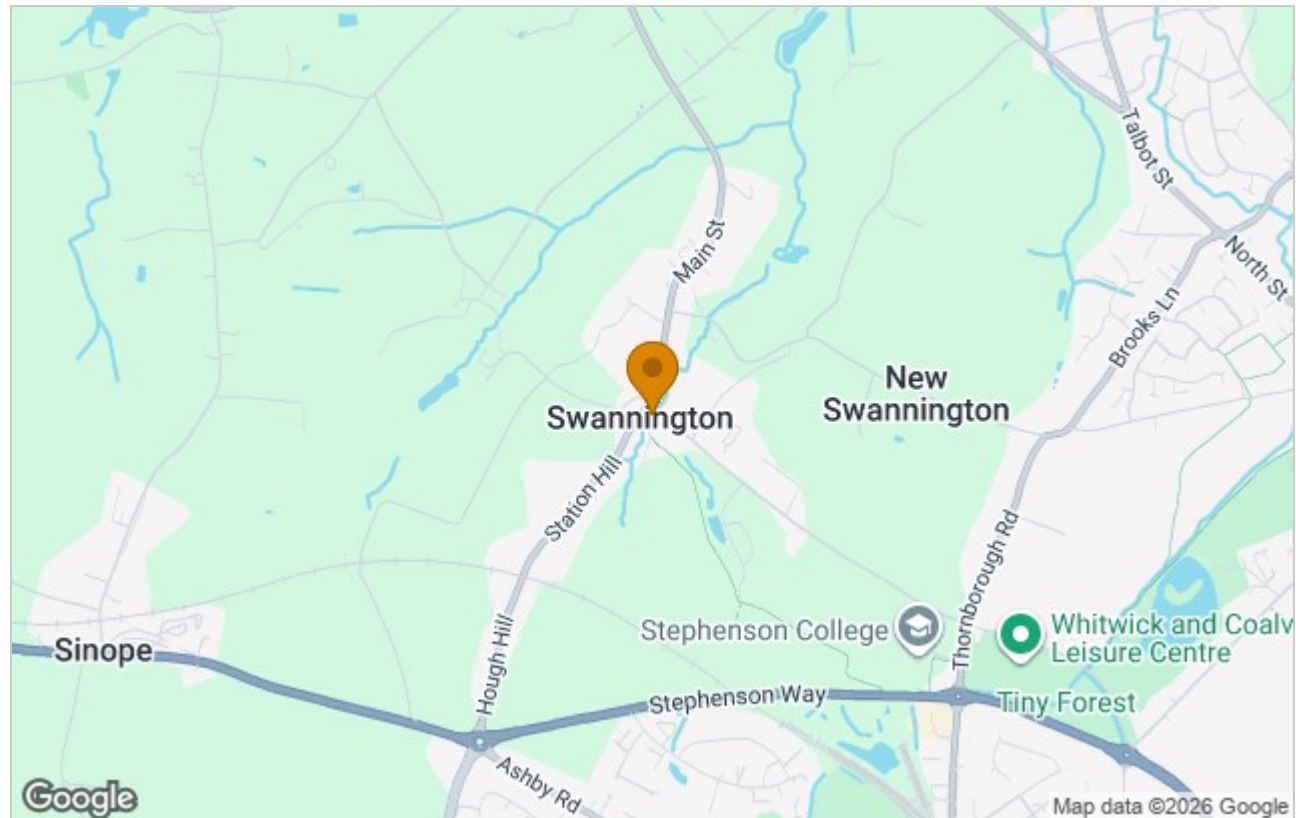




LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



Please contact our Abode Derby Sales Office on 01332 331010 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.