



Snibston Mill

Coalville

2, 3, and 4
Bedroom Homes



Building more
than just homes

There's no place like home

When we set about building our homes, we always begin with the same four principles in mind - modern living, future sustainability, light and bright, and community.

These principles are brought to life through thoughtful design, and with all of them combined, they create a distinct home that enhances and benefits your lifestyle.

In this brochure

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Your Development
Our Homes
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Here's why...

Located just a mile from the High Street, and on the borders of Snibston Colliery Park, these new sustainable homes have everything you could need on your doorstep. Enjoy the local outdoor green spaces, or why not take a short trip into town for all your essentials or catch up with friends over a coffee.

Why Coalville?

Snibston Mill
St Modwen Homes

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Affordable Housing					



Important Notice: The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent.

Your development...



The Nina

776 sq. ft.

2 Bedrooms
2 Bathrooms
Terraced and
Semi-Detached

Key Features

- Living room with French doors to garden
- Open plan kitchen and dining room
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Full height window to bedroom two
- Double glazing and high-performance insulation throughout

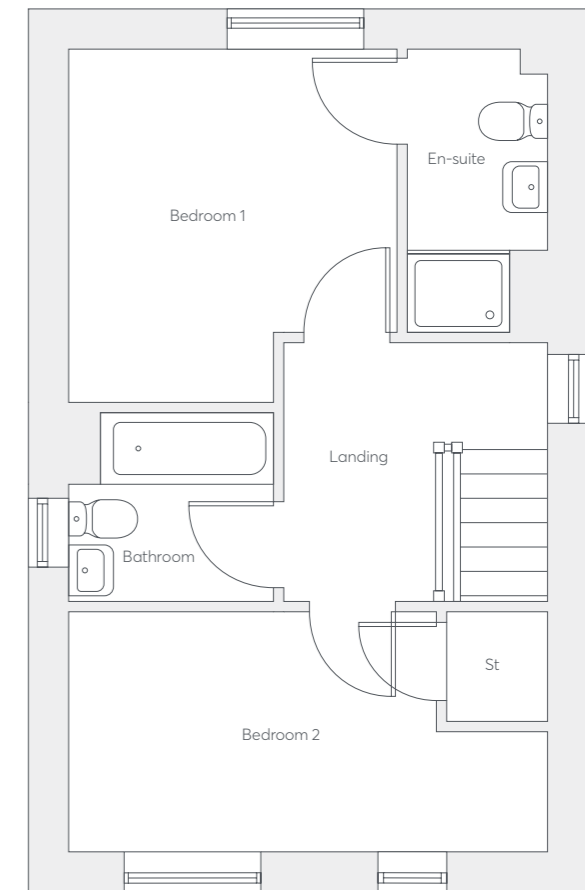
First Floor

Bedroom 1
2.76m x 3.18m
9'1" x 10'5"

En-Suite
2.76m x 1.36m
9'1" x 4'6"

Bedroom 2
2.33m x 4.64m
7'8" x 15'2"

Bathroom
1.85m x 1.99m
6'1" x 6'6"



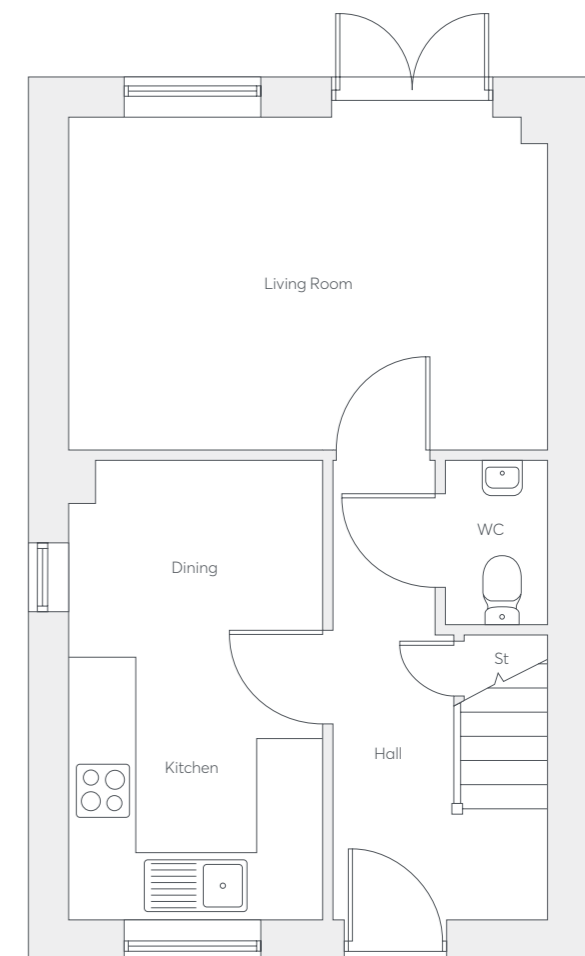
Ground Floor

Living Room
3.24m x 4.64m
10'7" x 15'2"

Dining
1.91m x 2.46m
6'3" x 8'1"

Kitchen
2.55m x 2.46m
8'4" x 8'1"

WC
1.60m x 0.99m
5'3" x 3'3"





The Newson

790 sq. ft.

2 Bedrooms
2 Bathrooms
Semi Detached/
Terrace

Key Features

- Open plan kitchen/dining room
- Living room with french doors to garden
- Cloakroom
- Main bedroom with en-suite
- Built in cupboard to second bedroom
- Gallery landing
- Full gas fired central heating

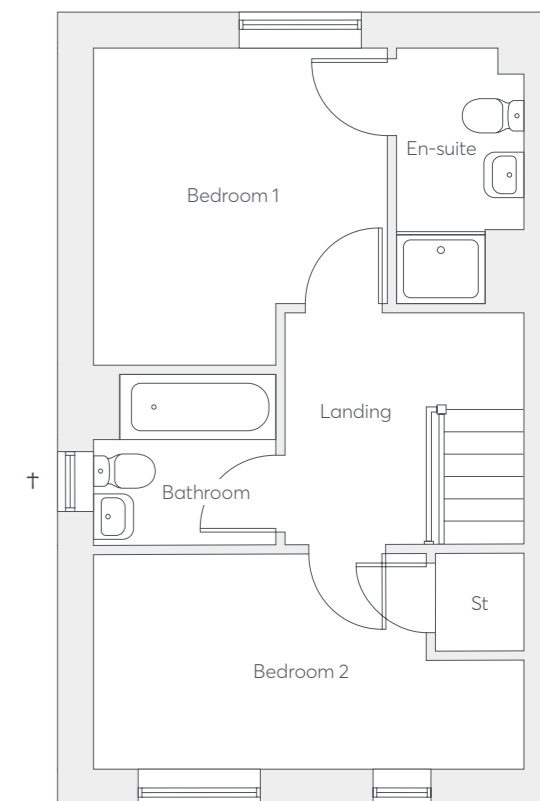
First Floor

Bedroom 1
3.21m x 2.79m
10'6" x 9'2"

En-Suite
1.39m x 2.79m
4'7" x 9'2"

Bedroom 2
4.69m x 2.35m
15'4" x 7'9"

Bathroom
1.99m x 1.85m
6'6" x 6'1"



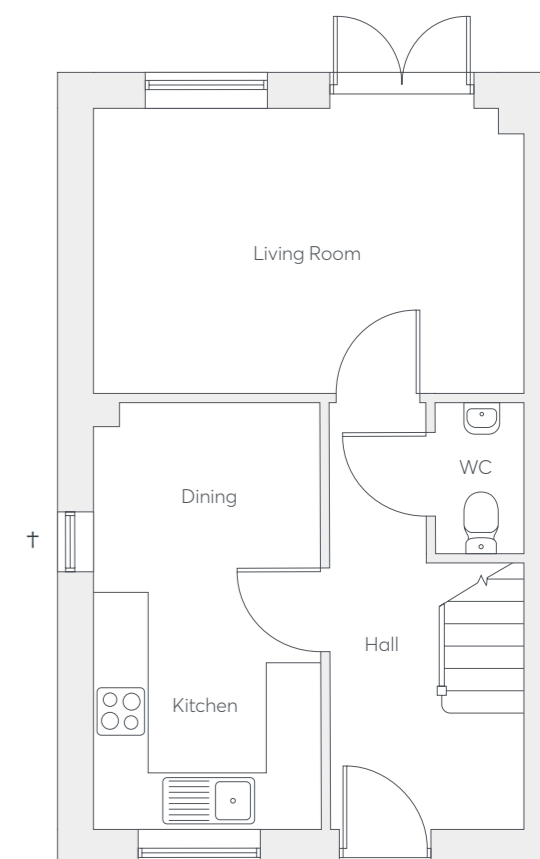
Ground Floor

Living Room
4.69m x 3.11m
15'4" x 10'2"

Kitchen
2.49m x 2.58m
8'2" x 8'5"

Dining
2.49m x 2.06m
8'2" x 6'9"

WC
0.97m x 1.65m
3'2" x 5'5"





The Mirin

933 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

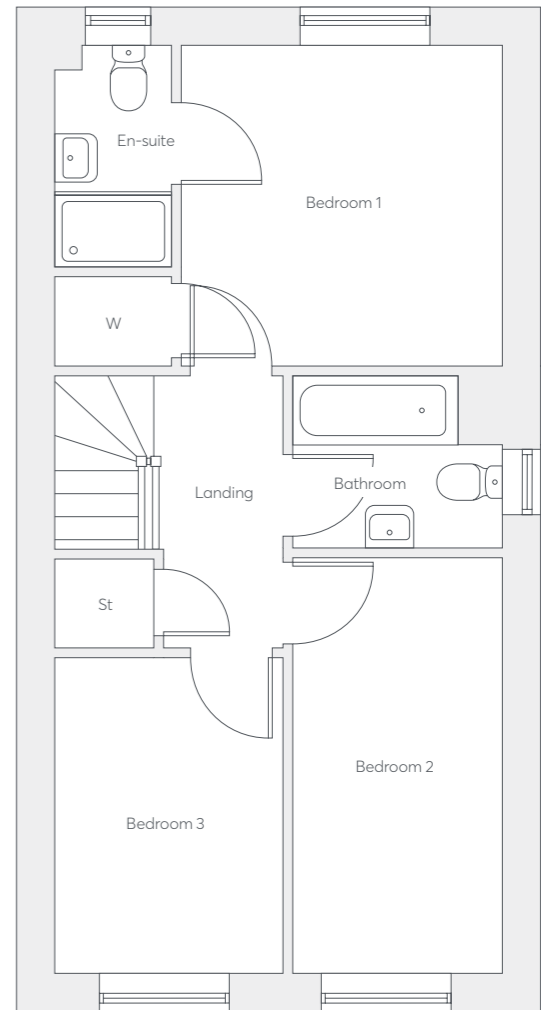
- Open-plan kitchen dining room with French doors to garden
- Living room with dedicated study area
- Downstairs WC
- Main bedroom with en-suite
- Family bathroom
- Double glazing and high-performance insulation throughout

Snibston Mill
St Modwen Homes

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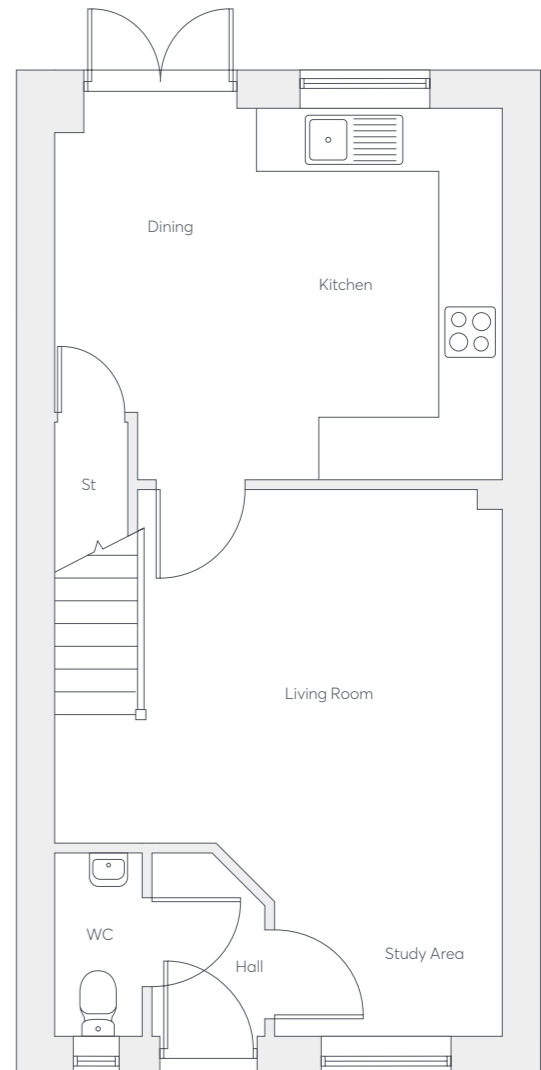
First Floor

- Bedroom 1**
3.27m x 3.28m
10'9" x 10'9"
- En-Suite**
2.27m x 1.20m
7'5" x 3'11"
- Bedroom 2**
4.24m x 2.15m
13'11" x 7'1"
- Bedroom 3**
3.23m x 2.33m
10'7" x 7'8"
- Bathroom**
1.77m x 2.15m
5'10" x 7'1"



Ground Floor

- Living Room**
5.57m x 4.57m
18'3" x 15'0"
- Kitchen**
3.81m x 2.69m
12'6" x 8'10"
- Dining**
3.81m x 1.89m
12'6" x 6'2"
- WC**
1.87m x 0.90m
6'2" x 2'11"



Find this home on the siteplan



The Houghton

909 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Living room with walk-through to dining room
- Open plan kitchen/dining room with French doors to garden
- Utility area
- Downstairs WC
- Family bathroom
- En-suite main bedroom
- Double glazing and high-performance insulation throughout

First Floor

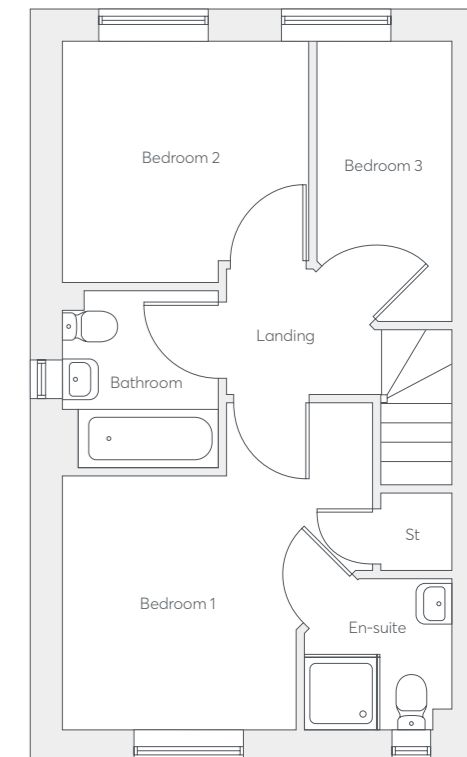
Bedroom 1
3.77m x 3.79m
12'5" x 12'9"

En-Suite
1.80m x 1.91m
5'11" x 6'3"

Bedroom 2
3.01m x 2.70m
9'10" x 8'10"

Bedroom 3
1.92m x 3.42m
6'4" x 11'2"

Bathroom
1.70m x 1.98m
5'7" x 6'6"



Ground Floor

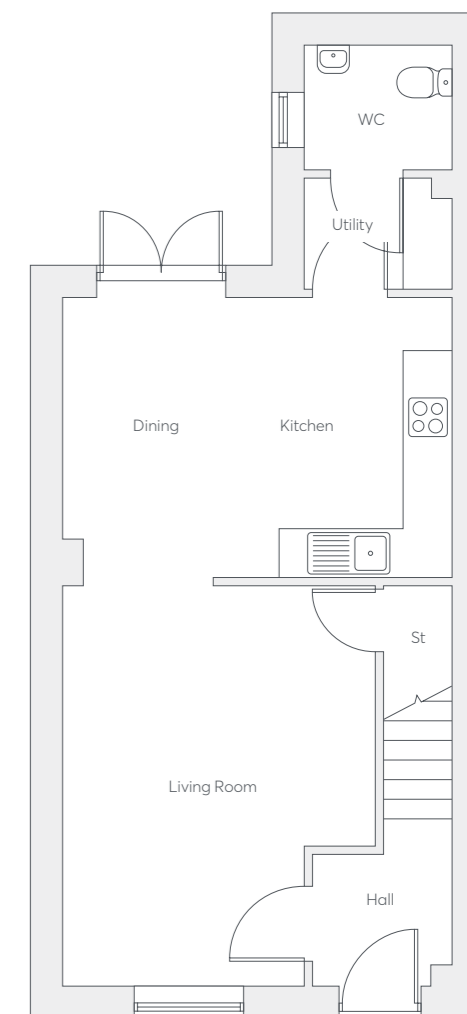
Living Room
4.84m x 3.79m
15'11" x 12'5"

Dining
3.42m x 2.28m
11'2" x 7'6"

Kitchen
3.42m x 2.45m
11'2" x 8'0"

Utility
1.84m x 1.81m
6'0" x 5'11"

WC
1.81m x 1.02m
5'11" x 3'4"





The Kea

922 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

Open plan kitchen/dining room with French doors to the rear garden

Separate living room

Utility cupboard

Main bedroom with built-in wardrobes, en-suite and Juliet balcony.

Fully fitted family bathroom

Double glazing and high-performance insulation throughout

10 year New Home warranty

PV solar panels

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First Floor

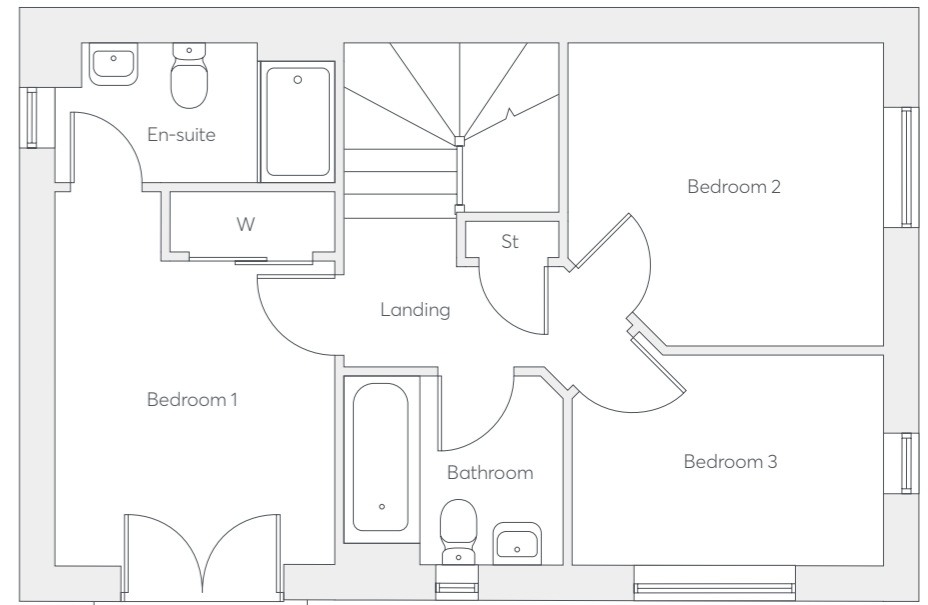
Bedroom 1
3.69m x 2.91m
12'1" x 9'7"

En-Suite
1.40m x 2.93m
4'7" x 9'7"

Bedroom 2
3.03m x 3.12m
9'11" x 10'3"

Bedroom 3
2.08m x 3.09m
6'10" x 10'2"

Bathroom
1.93m x 2.00m
6'4" x 6'7"



Ground Floor

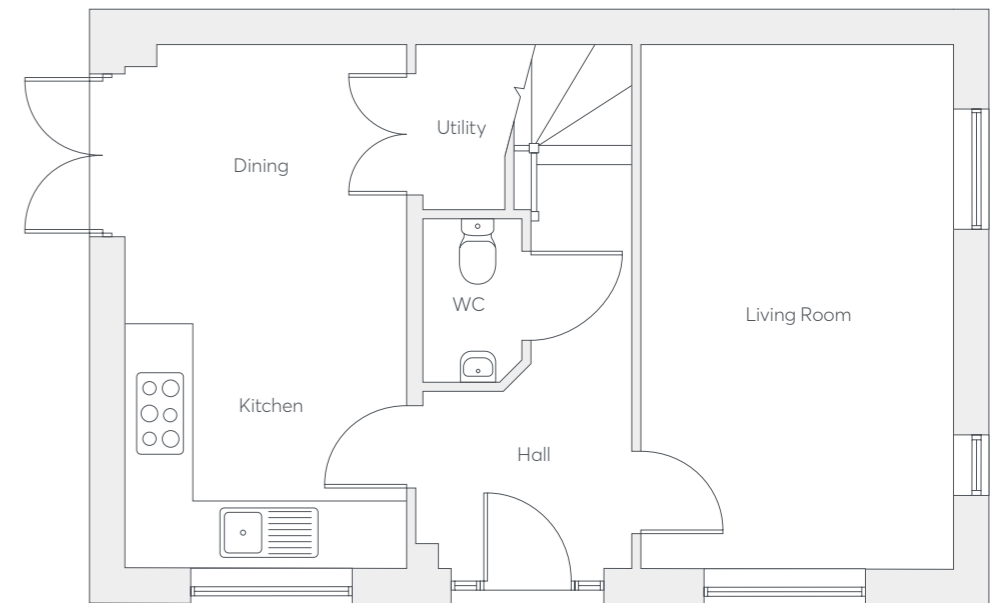
Living Room
5.20m x 3.06m
17'1" x 10'0"

Kitchen
3.08m x 2.90m
10'1" x 9'6"

Dining
2.12m x 2.89m
7'0" x 9'6"

Utility
1.61m x 0.74m
5'4" x 2'5"

WC
1.68m x 0.90m
5'6" x 2'11"



Find this home on the siteplan



The Webster

922 sq. ft.

3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

Open plan kitchen/dining room with French doors to the rear garden

Separate living room

Utility cupboard

Main bedroom with built-in wardrobes, en-suite and Juliet balcony.

Fully fitted family bathroom

Double glazing and high-performance insulation throughout

10 year New Home warranty

PV solar panels

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First Floor

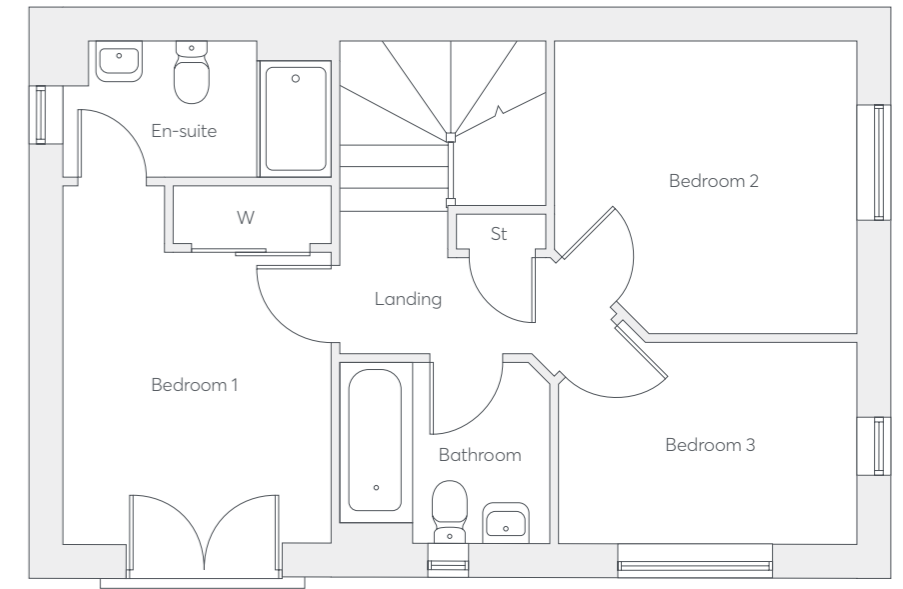
Bedroom 1
3.69m x 2.91m
12'1" x 9'7"

En-Suite
1.40m x 2.93m
4'7" x 9'7"

Bedroom 2
3.03m x 3.12m
9'11" x 10'3"

Bedroom 3
2.08m x 3.09m
6'10" x 10'2"

Bathroom
1.93m x 2.00m
6'4" x 6'7"



Ground Floor

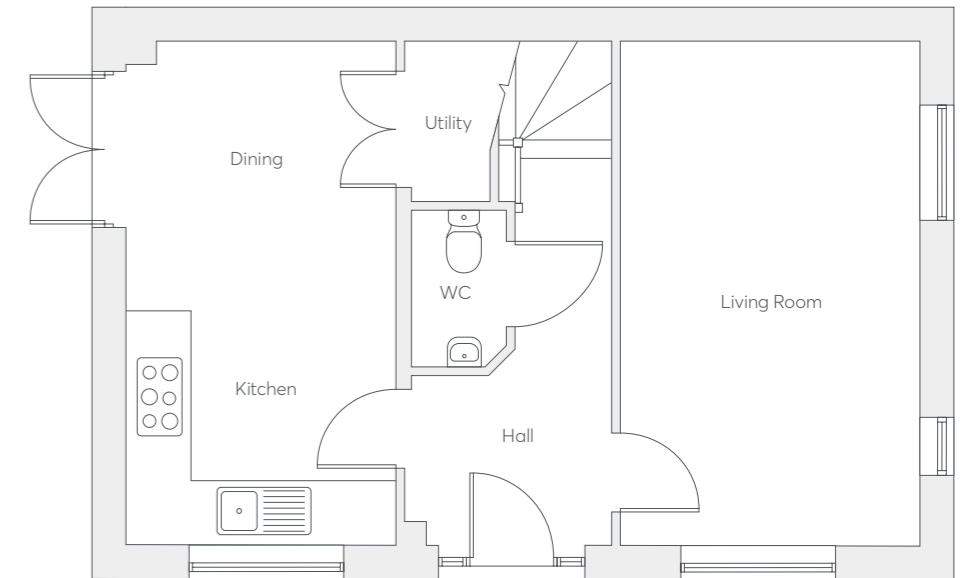
Living Room
5.20m x 3.06m
17'1" x 10'0"

Kitchen
3.08m x 2.90m
10'1" x 9'6"

Dining
2.12m x 2.89m
7'0" x 9'6"

Utility
1.61m x 0.74m
5'4" x 2'5"

WC
1.68m x 0.90m
5'6" x 2'11"



Find this home on the siteplan



The Elwen

934 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

Open plan kitchen/dining room with French doors to the rear garden

Separate front facing living room

Utility with access to the rear garden

Main bedroom with en-suite and built-in wardrobe

Double glazing and high-performance insulation throughout

10 year New Home warranty

PV solar panels*

First Floor

Bedroom 1

3.32m x 3.85m
10'11" x 12'7"

En-Suite

1.75m x 1.78m
5'9" x 5'10"

Bedroom 2

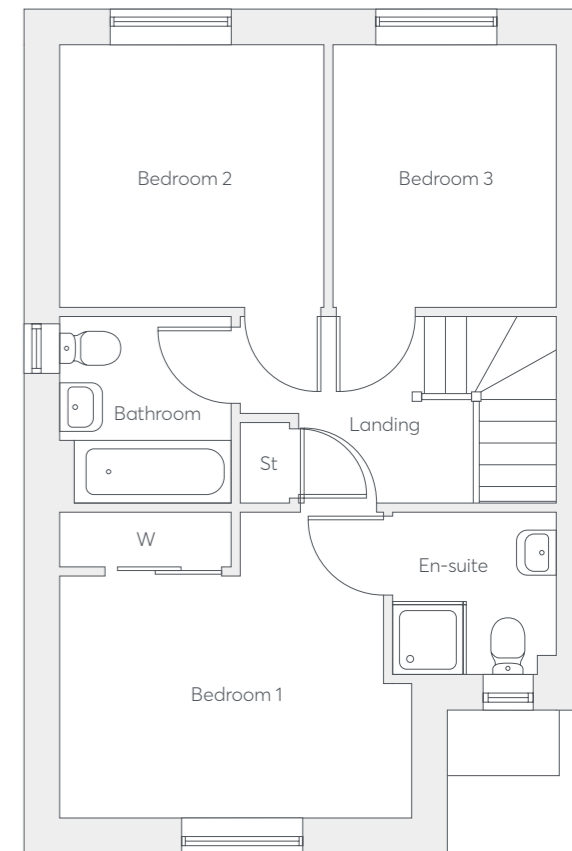
2.88m x 2.93m
9'5" x 9'7"

Bedroom 3

2.88m x 2.41m
9'5" x 7'11"

Bathroom

2.03m x 1.94m
6'8" x 6'4"



Ground Floor

Living Room

3.70m x 3.85m
12'2" x 12'7"

Kitchen

2.82m x 3.03m
9'3" x 9'11"

Dining

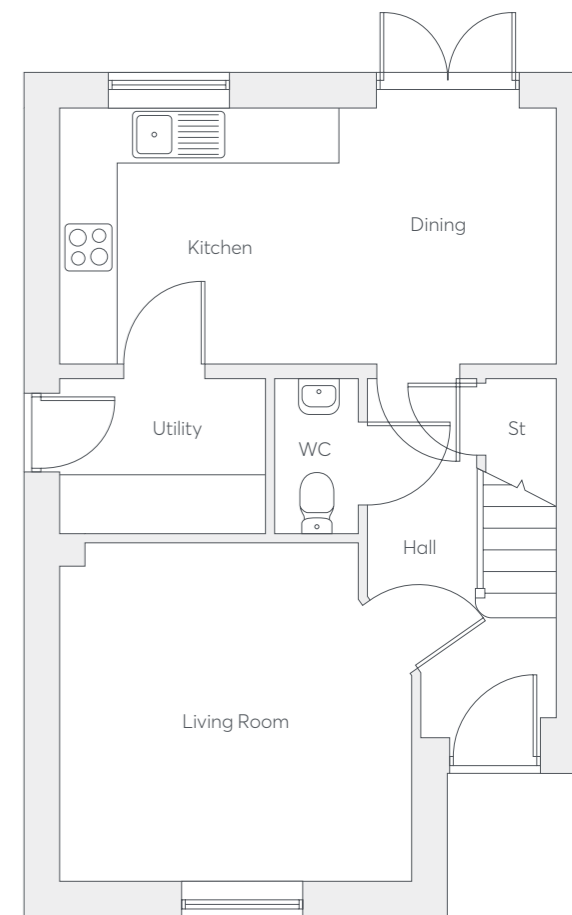
2.82m x 2.40m
9'3" x 7'10"

Utility

1.71m x 2.15m
5'7" x 7'1"

WC

1.71m x 1.03m
5'7" x 3'4"





The Thea

957 sq. ft.

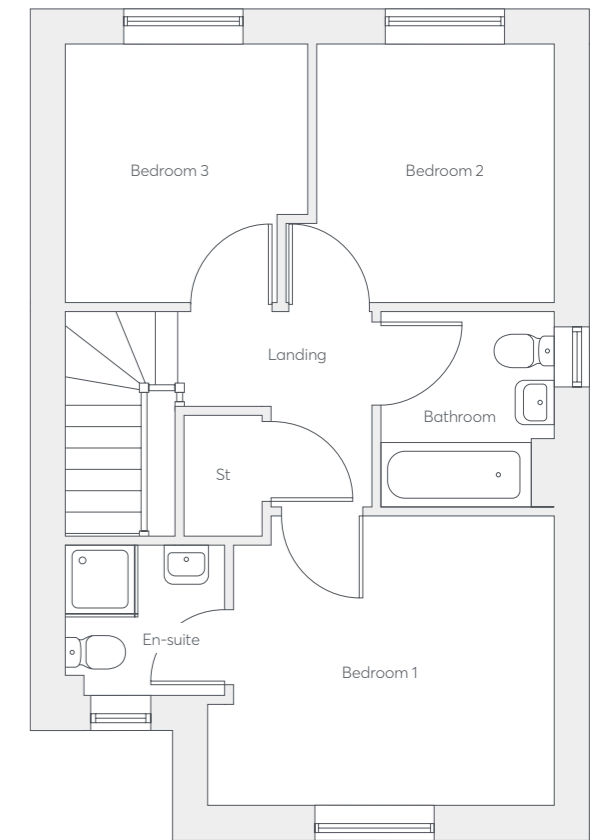
3 Bedrooms
2 Bathrooms
Semi-Detached

Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room with back door
- Downstairs WC
- En-suite main bedroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ample storage
- Driveway/allocated parking

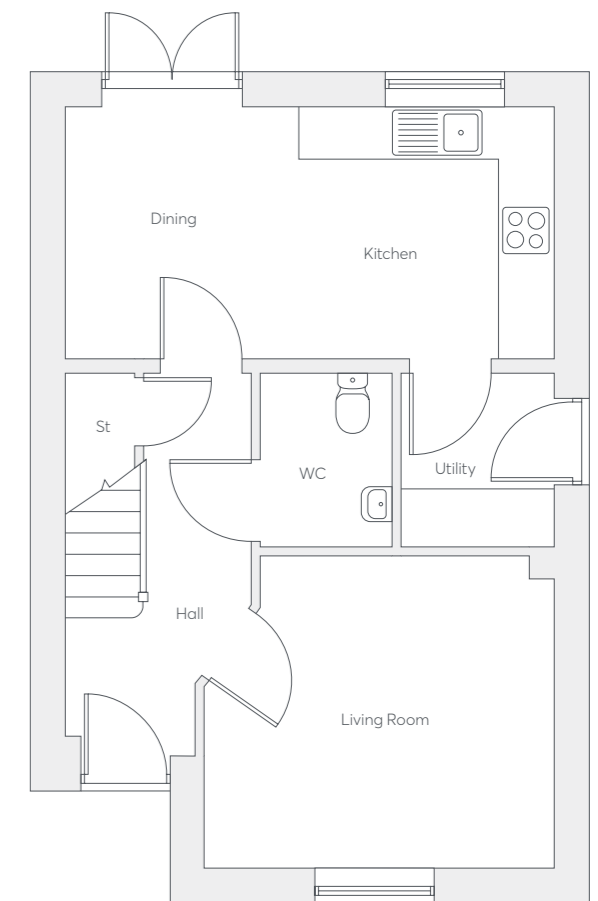
First Floor

- Bedroom 1**
3.90m x 3.25m
12'9" x 10'8"
- En-Suite**
1.69m x 1.78m
5'6" x 5'10"
- Bedroom 2**
2.65m x 2.90m
8'8" x 9'6"
- Bedroom 3**
2.71m x 2.90m
8'11" x 9'6"
- Bathroom**
1.93m x 2.18m
6'4" x 7'2"



Ground Floor

- Living Room**
3.90m x 3.50m
12'9" x 11'6"
- Kitchen**
2.83m x 2.84m
9'3" x 9'4"
- Dining**
2.62m x 2.84m
8'7" x 9'4"
- Utility**
1.71m x 1.93m
5'7" x 6'4"
- WC**
1.46m x 1.93m
4'9" x 6'4"





The Turnley

957 sq. ft.

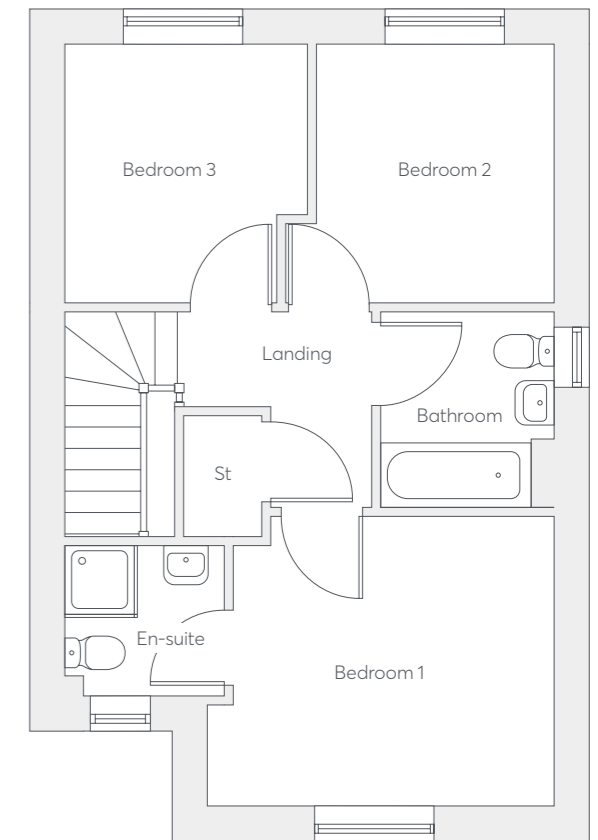
3 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan kitchen/dining room with french doors to garden
- Utility room with side door
- Downstairs WC
- Main bedroom with en-suite
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Ample storage

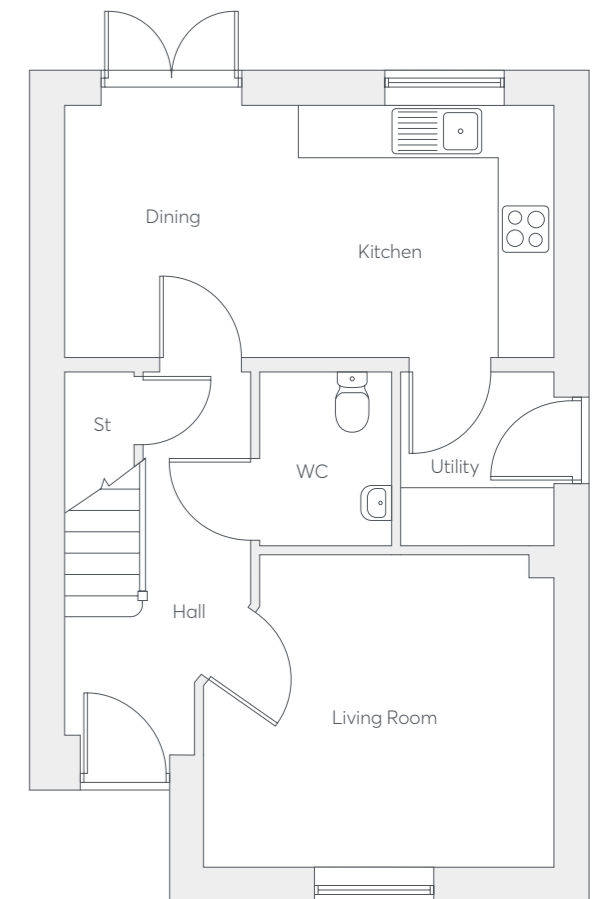
First Floor

- Bedroom 1**
3.90m x 3.25m
12'9" x 10'8"
- En-Suite**
1.69m x 1.78m
5'6" x 5'10"
- Bedroom 2**
2.65m x 2.90m
8'8" x 9'6"
- Bedroom 3**
2.71m x 2.90m
8'11" x 9'6"
- Bathroom**
1.93m x 2.18m
6'4" x 7'2"



Ground Floor

- Living Room**
3.90m x 3.50m
12'9" x 11'6"
- Kitchen**
3.05m x 2.84m
10'0" x 9'4"
- Dining**
2.40m x 2.84m
7'10" x 9'4"
- Utility**
1.68m x 1.93m
5'6" x 6'4"
- WC**
1.49m x 1.93m
4'11" x 6'4"





The Edwena

1021 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

Kitchen/dining room with French doors to garden

Downstairs WC

Utility room

Main bedroom with en-suite

Family bathroom

Full gas fired central heating

Double glazing and high-performance insulation throughout

First Floor

Bedroom 1

3.65m x 3.53m
12'0" x 11'7"

En-Suite

2.41m x 2.14m
7'11" x 7'0"

Bedroom 2

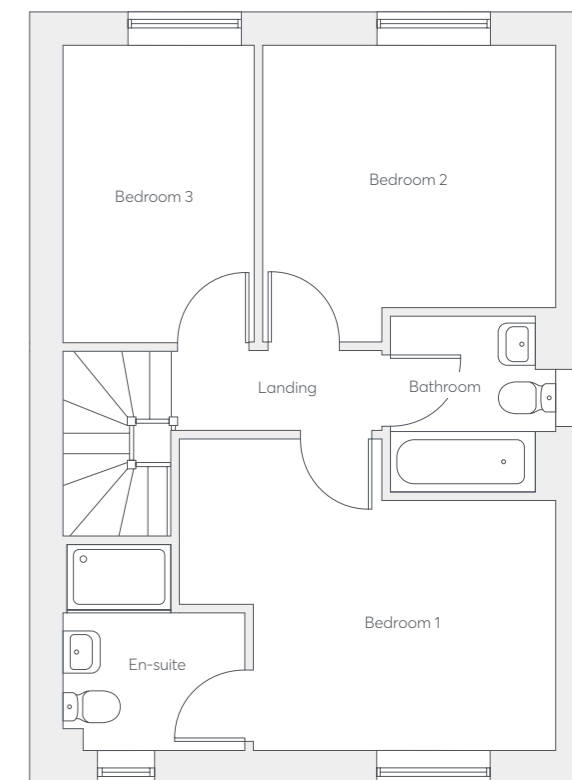
3.47m x 3.42m
11'5" x 11'3"

Bedroom 3

3.47m x 2.25m
11'5" x 7'5"

Bathroom

2.05m x 1.93m
6'9" x 6'4"



Ground Floor

Living Room

4.83m x 3.03m
15'10" x 9'11"

Kitchen

3.41m x 2.74m
11'2" x 9'0"

Dining

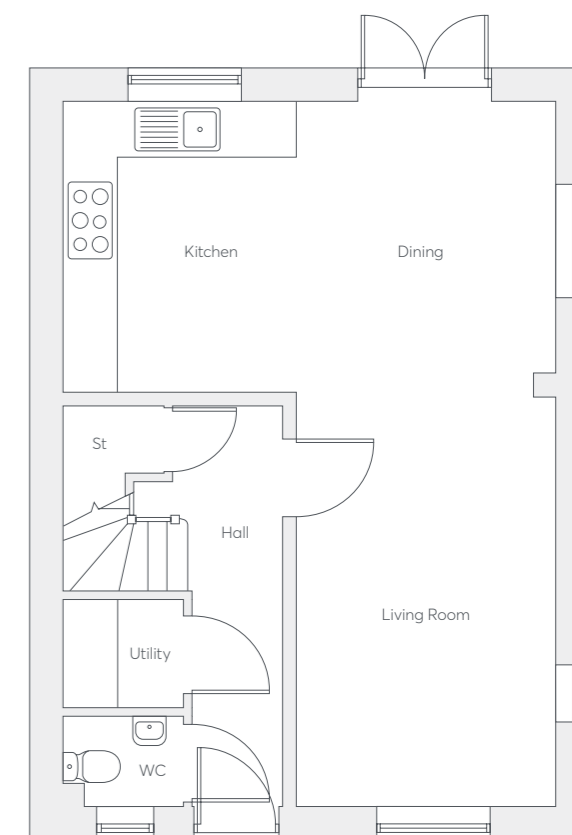
3.41m x 3.03m
11'2" x 9'11"

Utility

1.28m x 1.43m
4'2" x 4'8"

WC

1.05m x 1.43m
3'5" x 4'8"





The Moore

1227 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

Open plan kitchen/dining room with french doors to garden

French doors to rear garden

Downstairs WC

En-suite bedroom with dressing area

Fully fitted family bathroom

Integral garage

Double glazing and high-performance insulation throughout

First Floor

Bedroom 1
3.81m x 3.96m
12'5" x 12'9"

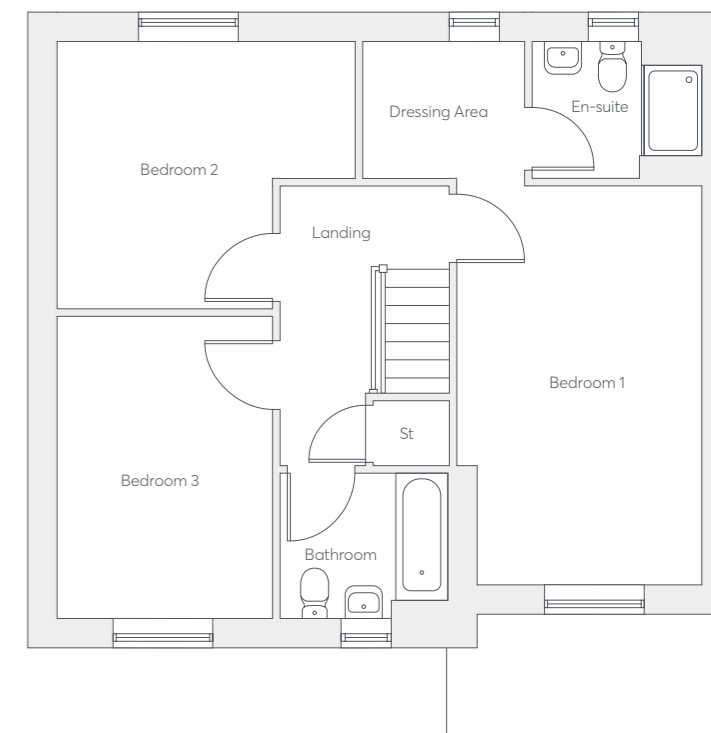
Dressing Area
2.20m x 1.21m
7'2" x 3'9"

En-Suite
1.88m x 2.24m
6'2" x 7'3"

Bedroom 2
3.68m x 3.31m
12'0" x 10'8"

Bedroom 3
2.88m x 3.78m
9'4" x 12'4"

Bathroom
1.91m x 2.24m
6'3" x 7'4"



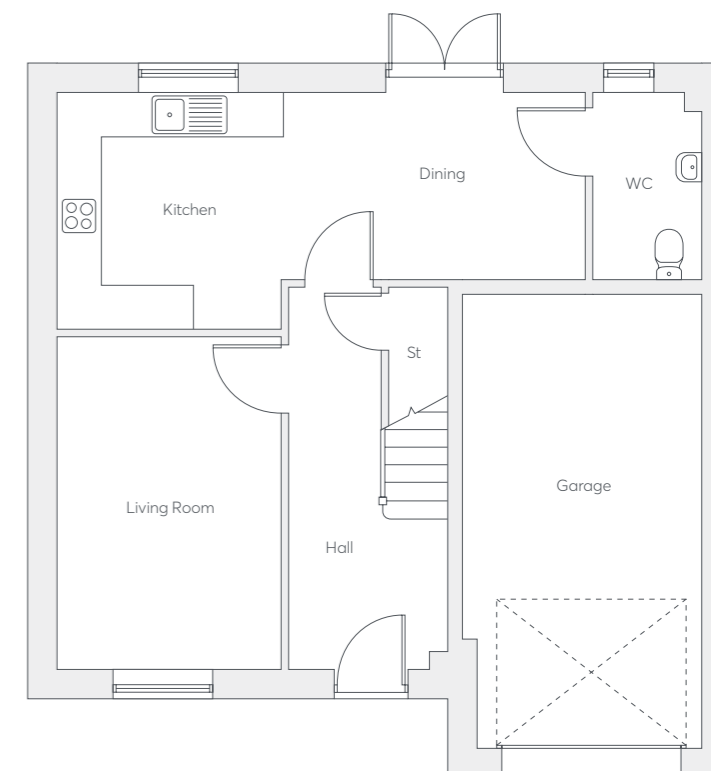
Ground Floor

Living Room
2.98m x 4.43m
9'7" x 14'5"

Kitchen
3.15m x 3.06m
10'3" x 10'0"

Dining
3.65m x 2.48m
12'0" x 8'1"

WC
0.85m x 1.78m
2'7" x 5'9"





The Morley

1227 sq. ft.

3 Bedrooms
2 Bathrooms
Detached

Key Features

Open plan kitchen/dining room with french doors to garden

French doors to rear garden

Downstairs WC

En-suite bedroom with dressing area

Fully fitted family bathroom

Integral garage

Double glazing and high-performance insulation throughout

First Floor

Bedroom 1
3.81m x 3.96m
12'5" x 12'9"

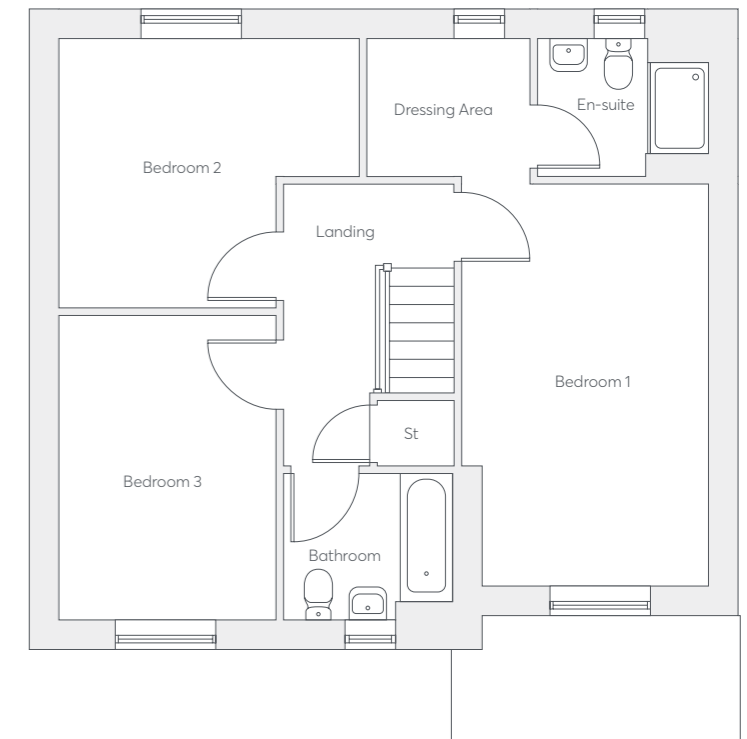
Dressing Area
2.20m x 1.21m
7'2" x 3'9"

En-Suite
1.88m x 2.24m
6'2" x 7'3"

Bedroom 2
3.68m x 3.31m
12'0" x 10'8"

Bedroom 3
2.88m x 3.78m
9'4" x 12'4"

Bathroom
1.91m x 2.24m
6'3" x 7'4"



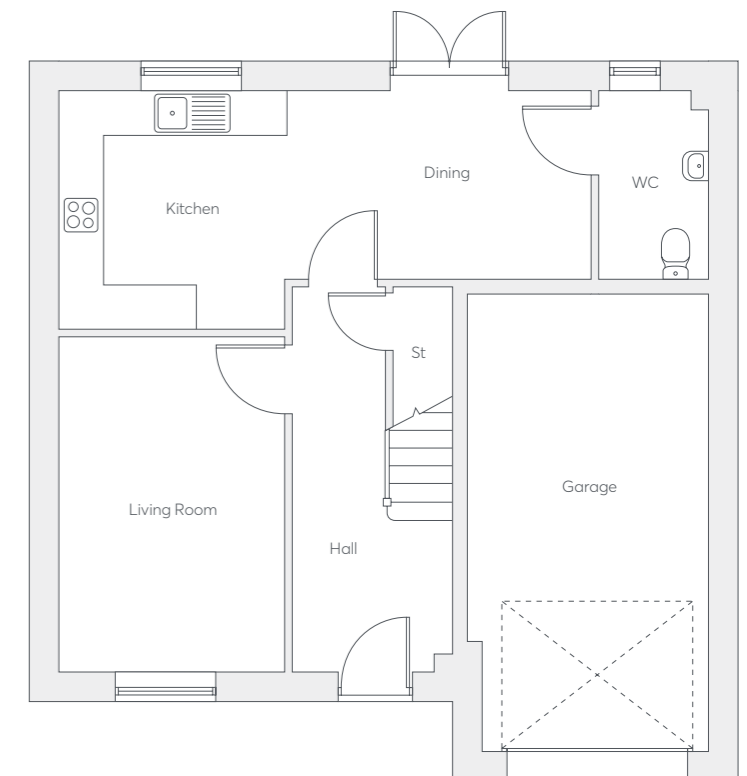
Ground Floor

Living Room
2.98m x 4.43m
9'7" x 14'5"

Kitchen
3.15m x 3.06m
10'3" x 10'0"

Dining
3.65m x 2.48m
12'0" x 8'1"

WC
0.85m x 1.78m
2'7" x 5'9"





The Becket

1218 sq. ft.

4 Bedrooms
2 Bathrooms
Semi Detached

Key Features

- Living room with walk-through to dining area
- Kitchen/dining room with french door to garden
- Utility room with back door
- Cloakroom
- Main bedroom with en-suite and dormer window
- Gallery landing with built in cupboard
- Full gas central heating

Second Floor

Bedroom 1
3.65m x 6.73m
12'0" x 22'1"

En-Suite
2.65m x 1.47m
8'8" x 4'10"

First Floor

Bedroom 2
2.64m x 4.37m
8'8" x 14'4"

Bedroom 3
2.64m x 3.93m
8'8" x 12'11"

Bedroom 4
2.03m x 3.22m
6'8" x 10'7"

Bathroom
2.03m x 1.91m
6'8" x 6'3"

Ground Floor

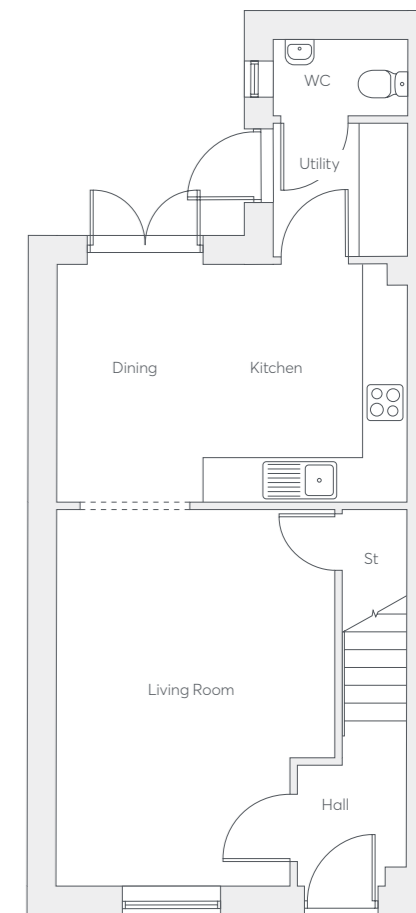
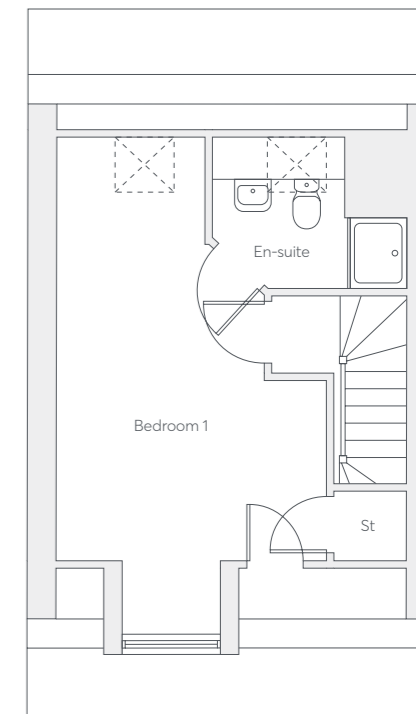
Living Room
3.78m x 5.09m
12'5" x 16'8"

Kitchen
2.77m x 3.22m
9'1" x 10'7"

Dining
1.99m x 3.22m
6'6" x 10'7"

Utility
1.83m x 1.81m
6'0" x 5'11"

WC
1.83m x 1.05m
6'0" x 3'5"





The Birchgate

1218 sq. ft.

4 Bedrooms
2 Bathrooms
Semi Detached

Key Features

- Living room with walk-through to dining area
- Kitchen/dining room with french door to garden
- Utility room with back door
- Cloakroom
- Main bedroom with en-suite and dormer window
- Gallery landing with built in cupboard
- Full gas central heating

Snibston Mill
St Modwen Homes

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Second Floor

Bedroom 1
3.65m x 6.73m
12'0" x 22'1"

En-Suite
2.65m x 1.47m
8'8" x 4'10"

First Floor

Bedroom 2
2.64m x 4.37m
8'8" x 14'4"

Bedroom 3
2.64m x 3.93m
8'8" x 12'11"

Bedroom 4
2.03m x 3.22m
6'8" x 10'7"

Bathroom
2.03m x 1.91m
6'8" x 6'3"

Ground Floor

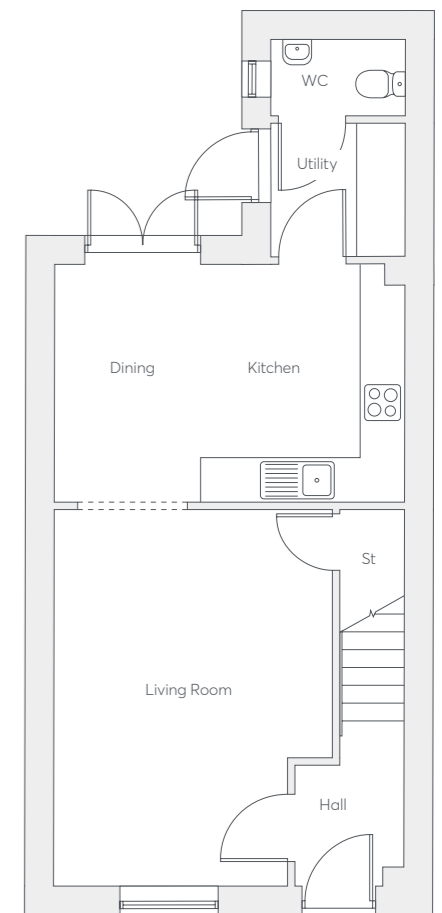
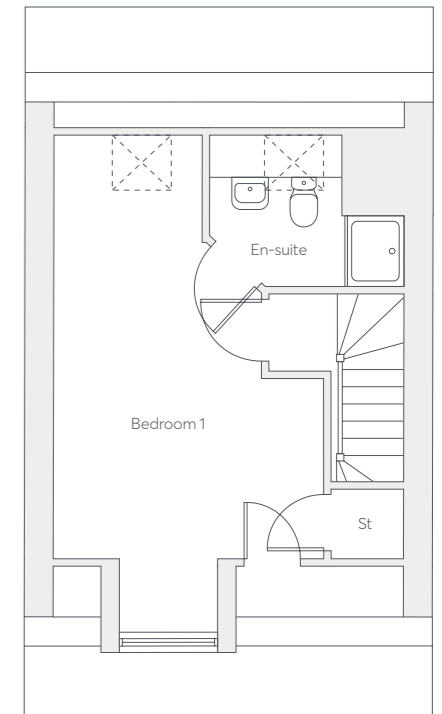
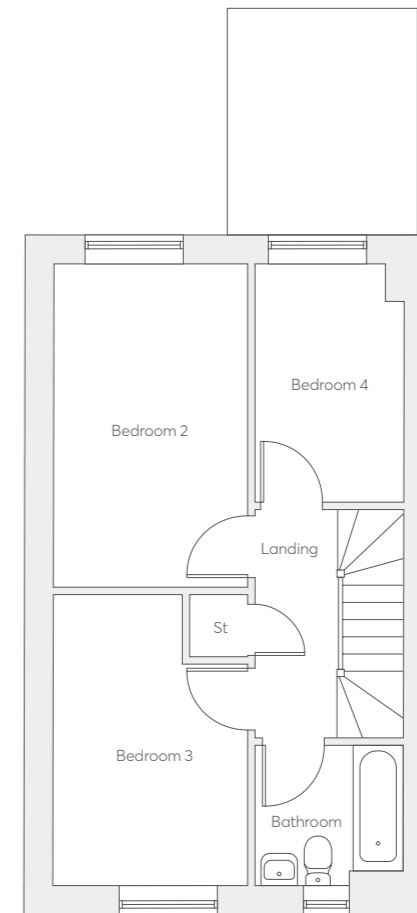
Living Room
3.78m x 5.09m
12'5" x 16'8"

Kitchen
2.77m x 3.22m
9'1" x 10'7"

Dining
1.99m x 3.22m
6'6" x 10'7"

Utility
1.83m x 1.81m
6'0" x 5'11"

WC
1.83m x 1.05m
6'0" x 3'5"



 Find this home on the siteplan



The Paris

1371 sq. ft.

4 Bedrooms
3 Bathrooms
Detached/
Semi-Detached

Key Features

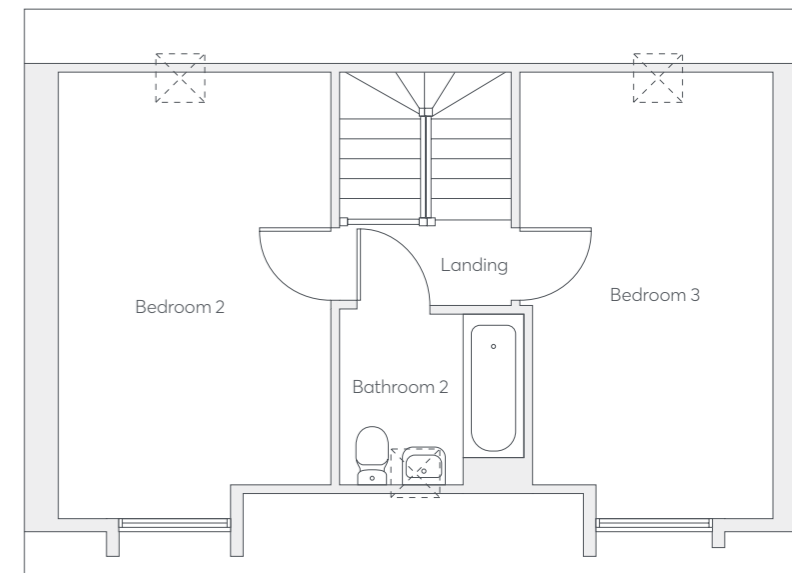
- Three storey home
- Kitchen/dining room with French doors to the garden
- Spacious living room
- Two bedrooms, a study and a family bathroom on the first floor
- Main bedroom with en-suite, built-in wardrobes and Juliet balcony
- Two further bedrooms and a bathroom on the second floor
- Full gas fired central heating
- PV solar panels

Snibston Mill
St Modwen Homes

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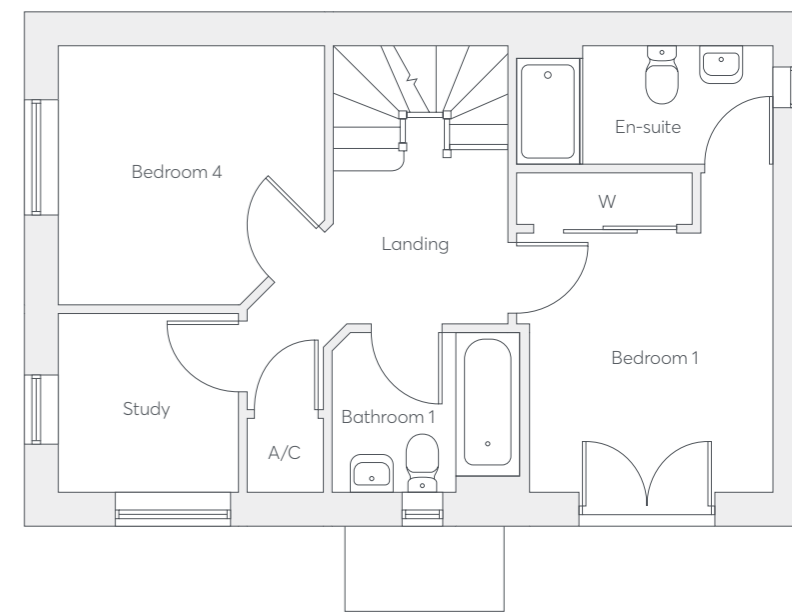
Second Floor

- Bedroom 2**
5.20m x 3.12m
17'1" x 10'3"
- Bedroom 3**
5.20m x 2.80m
17'1" x 9'2"
- Bathroom 2**
2.05m x 2.14m
6'9" x 7'0"



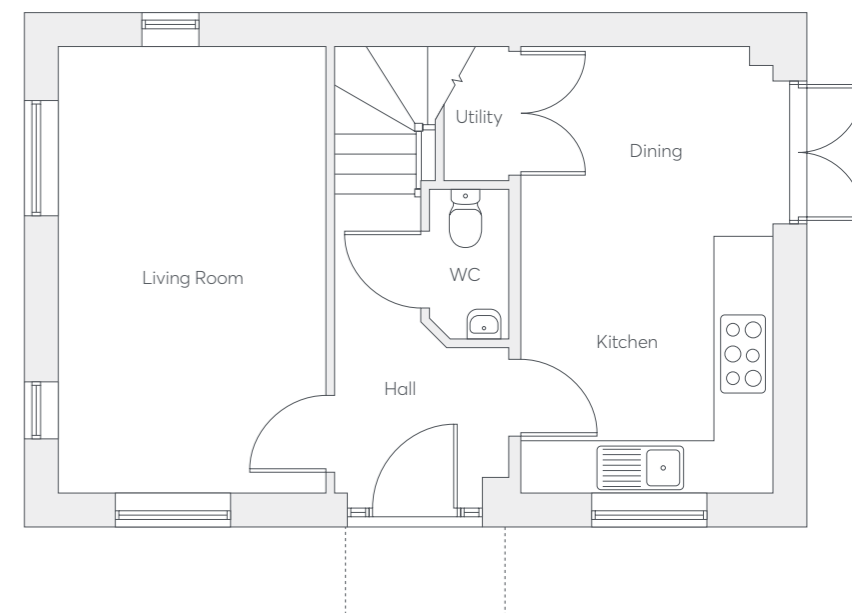
First Floor

- Bedroom 1**
3.72m x 2.80m
12'2" x 9'2"
- En-Suite**
1.39m x 2.96m
4'7" x 9'8"
- Bedroom 4**
3.03m x 3.12m
9'11" x 10'3"
- Study**
2.08m x 2.11m
6'10" x 6'11"
- Bathroom 1**
1.90m x 2.16m
6'3" x 7'1"



Ground Floor

- Living Room**
5.20m x 3.06m
17'1" x 10'0"
- Kitchen**
3.03m x 2.89m
9'11" x 9'6"
- Dining**
2.17m x 2.89m
7'2" x 9'6"
- Utility**
1.55m x 0.83m
5'1" x 2'9"
- WC**
1.75m x 0.90m
5'9" x 3'0"



Find this home on the siteplan



The Presgate

1390 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

- Three storey
- Dual aspect living room
- Dual aspect kitchen/dining room with french doors to garden
- Utility cupboard
- Downstairs WC
- Dual aspect study
- En-suite main bedroom
- Second en-suite bathroom
- Modern family bathroom
- Full gas fired central heating
- PV solar panels to roof

Second Floor

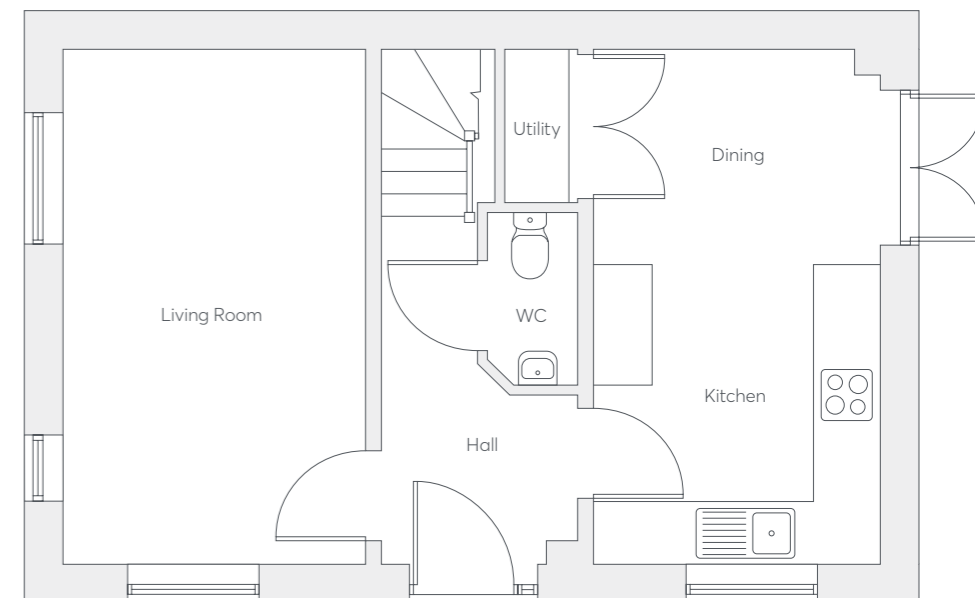
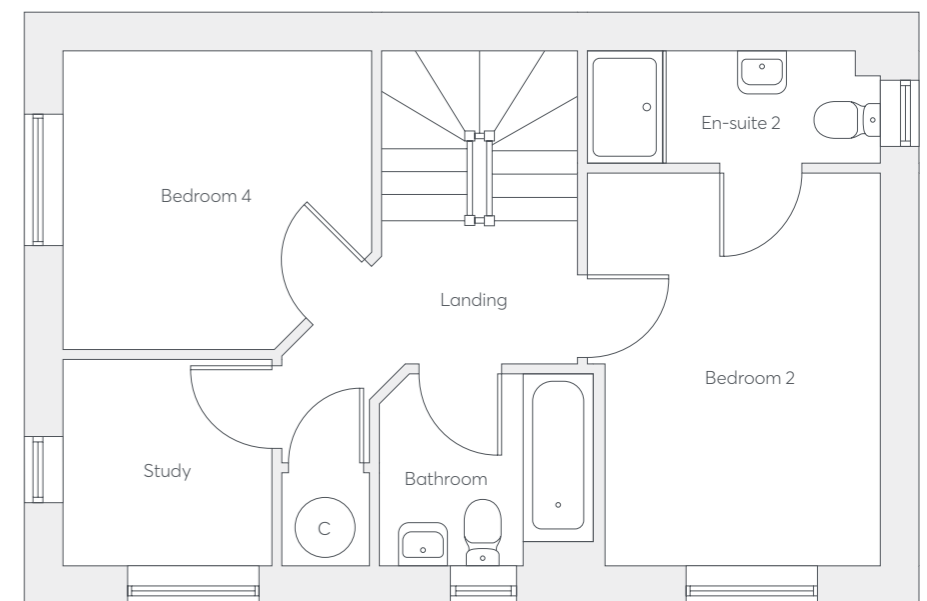
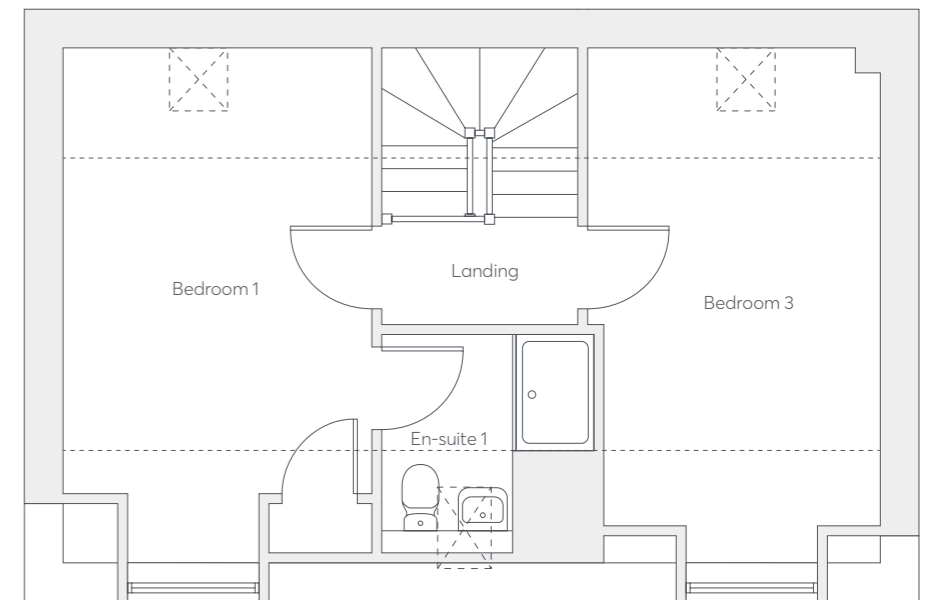
- Bedroom 1**
3.14m x 5.25m
10'4" x 17'3"
- Bedroom 3**
2.83m x 5.25m
9'3" x 17'3"
- En-Suite 1**
2.14m x 1.97m
7'0" x 6'5"

First Floor

- Bedroom 2**
2.83m x 3.98m
9'3" x 13'1"
- En-Suite 2**
2.98m x 1.18m
9'9" x 3'11"
- Bedroom 4**
3.14m x 3.05m
10'4" x 10'0"
- Study**
2.14m x 2.11m
7'0" x 6'11"
- Bathroom**
2.12m x 1.97m
6'11" x 6'6"

Ground Floor

- Living Room**
3.08m x 5.25m
10'1" x 17'3"
- Dining**
2.92m x 2.20m
9'7" x 7'3"
- Kitchen**
2.92m x 3.05m
9'7" x 10'0"
- Utility**
0.74m x 1.57m
2'5" x 5'2"
- WC**
0.92m x 1.75m
3'0" x 5'9"





The Barlow

1379 sq. ft.

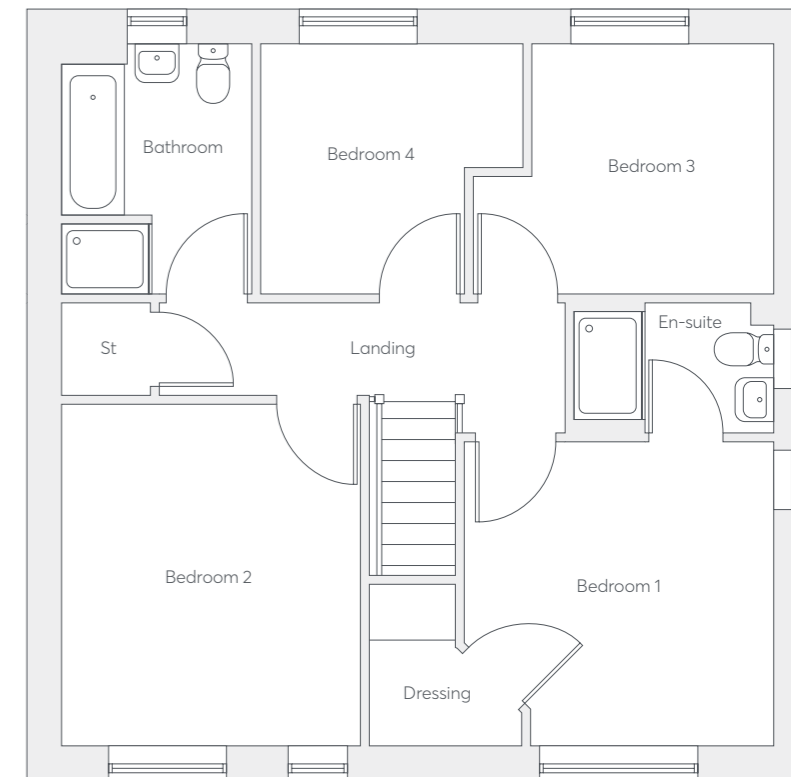
4 Bedrooms
2 Bathrooms
Detached

Key Features

- Open plan dual aspect living space with french doors
- Downstairs WC
- Utility room
- Private study
- En-suite bedroom with dressing room
- Family bathroom with separate shower
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Single detached garage

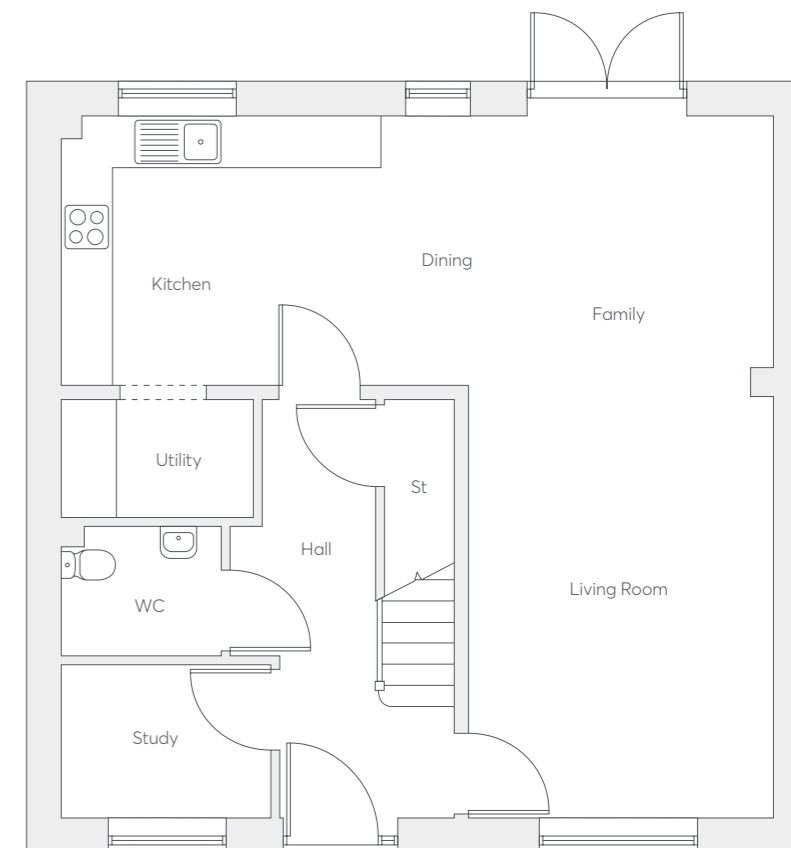
First Floor

- Bedroom 1**
3.45m x 3.51m
11'4" x 11'6"
- En-Suite**
2.28m x 1.47m
7'6" x 4'10"
- Bedroom 2**
3.39m x 3.86m
11'1" x 12'8"
- Bedroom 3**
2.75m x 2.85m
9'0" x 9'4"
- Bedroom 4**
2.85m x 2.31m
9'4" x 7'7"
- Bathroom**
2.18m x 2.85m
7'2" x 9'4"



Ground Floor

- Living Room**
3.49m x 4.64m
11'5" x 15'2"
- Kitchen**
3.66m x 3.06m
12'0" x 10'0"
- Dining**
1.61m x 3.06m
5'3" x 10'0"
- Family**
2.80m x 3.06m
9'2" x 10'0"
- Study**
2.39m x 1.74m
7'10" x 5'8"
- Utility**
2.19m x 1.35m
7'2" x 4'5"
- WC**
1.83m x 1.48m
6'0" x 4'10"





The Bosco

1370 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

Open plan kitchen/dining room with bi-fold doors to the rear garden

Living room with French doors to the rear garden

Additional family room/downstairs study

Utility off the kitchen

Main bedroom with en-suite and walk-in wardrobe

Fully fitted family bathroom

Double glazing and high-performance insulation throughout

10 year New Home warranty

PV solar panels

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First Floor

Bedroom 1
3.27m x 3.96m
10'9" x 13'0"

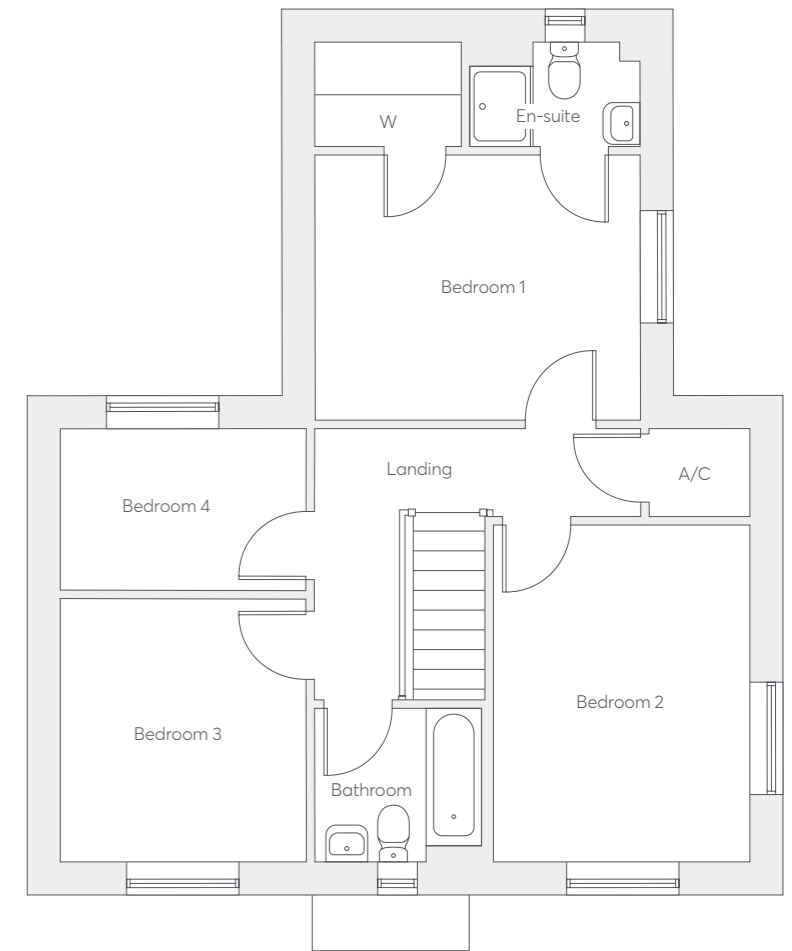
En-Suite
1.28m x 2.05m
4'2" x 6'9"

Bedroom 2
4.15m x 3.15m
13'7" x 10'4"

Bedroom 3
3.25m x 3.04m
10'8" x 10'0"

Bedroom 4
1.98m x 3.04m
6'6" x 10'0"

Bathroom
1.93m x 2.05m
6'4" x 6'9"



Ground Floor

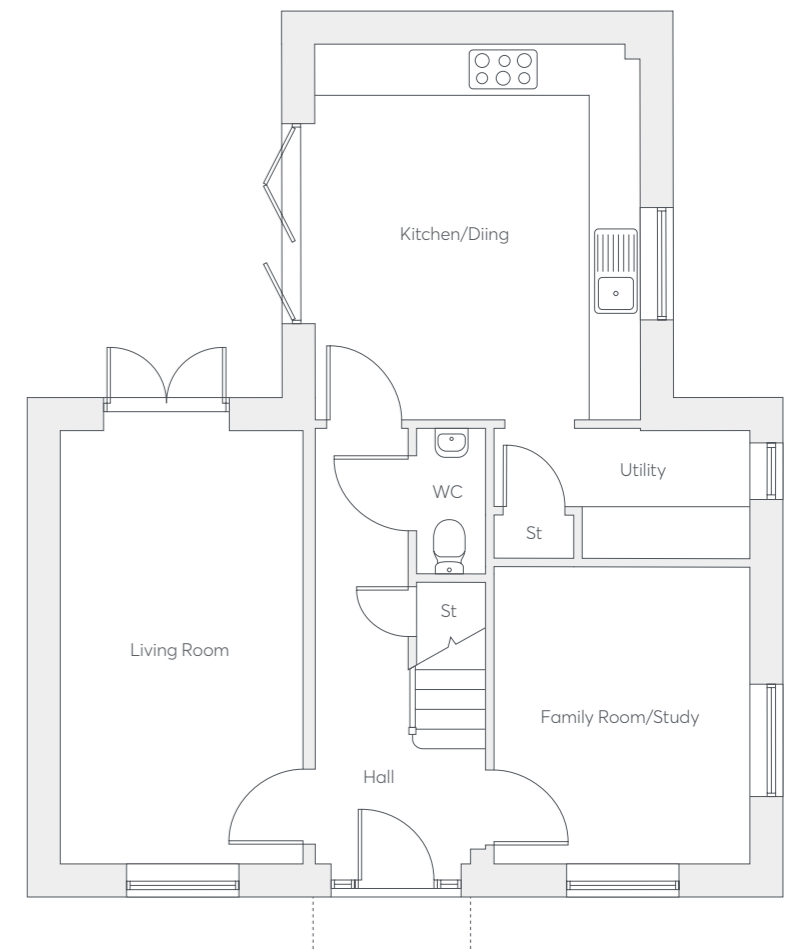
Living Room
5.31m x 3.00m
17'5" x 9'10"

Kitchen/Dining
4.64m x 3.96m
15'3" x 13'0"

Family/Study
3.65m x 3.15m
12'0" x 10'4"

Utility
1.58m x 3.15m
5'2" x 10'4"

WC
1.76m x 0.86m
5'9" x 2'10"



Snibston Mill
St Modwen Homes

Find this home on the siteplan



The Garnet

1473 sq. ft.

4 Bedrooms
2 Bathrooms
Detached

Key Features

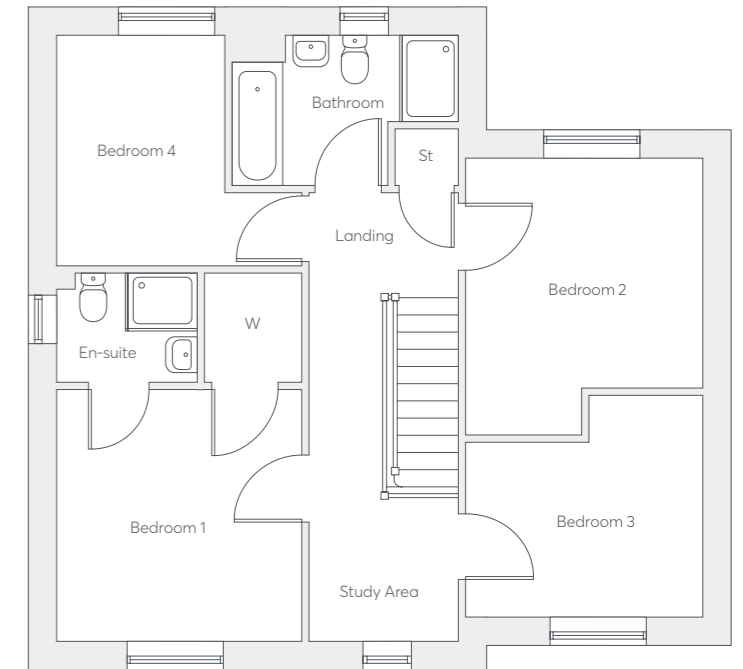
- Dual aspect living room with french doors to garden
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room
- Single detached garage

Snibston Mill
St Modwen Homes

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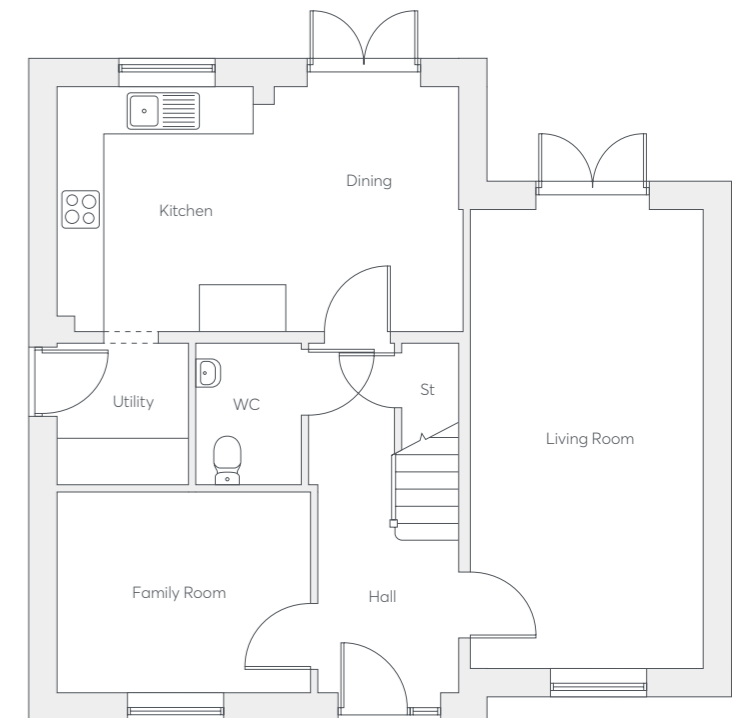
First Floor

- Bedroom 1**
3.50m x 3.46m
11'6" x 11'4"
- En-Suite**
1.94m x 1.51m
6'4" x 5'0"
- Bedroom 2**
3.23m x 3.29m
10'7" x 10'9"
- Bedroom 3**
3.26m x 3.00m
10'8" x 9'10"
- Bedroom 4**
2.65m x 3.13m
8'9" x 10'3"
- Bathroom**
2.08m x 2.79m
6'10" x 9'2"



Ground Floor

- Living Room**
3.23m x 6.32m
10'7" x 20'9"
- Kitchen**
3.39m x 3.58m
11'1" x 11'9"
- Dining**
2.02m x 3.39m
6'8" x 11'1"
- Family Room**
3.53m x 3.04m
11'7" x 10'0"
- Utility**
2.13m x 1.68m
7'0" x 5'6"
- WC**
1.31m x 1.68m
4'4" x 5'6"



Find this home on the siteplan



The Greengate

1473 sq. ft.

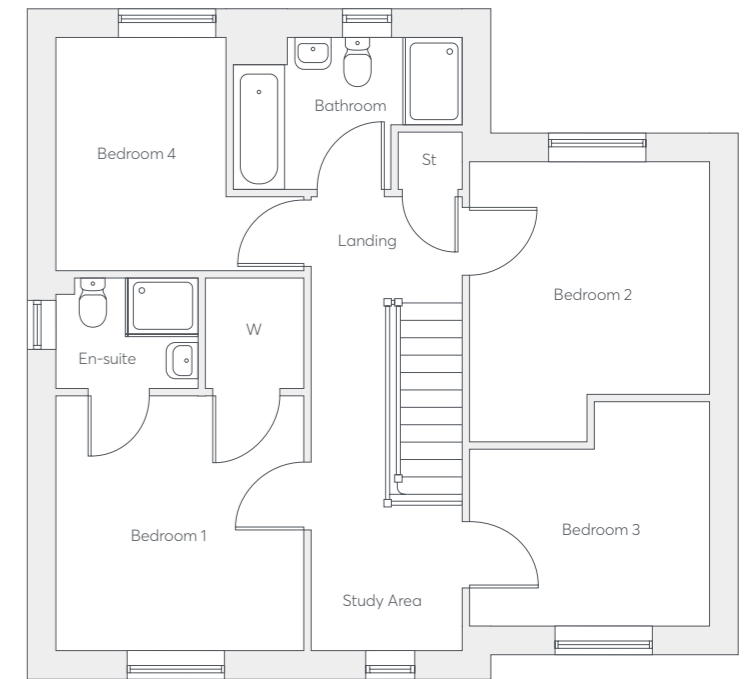
4 Bedrooms
2 Bathrooms
Detached

Key Features

- Dual aspect living room with french doors to garden
- Open plan kitchen/dining room with french doors to garden
- Utility room
- Family room
- Downstairs WC
- Study area
- Family bathroom with separate shower
- En-suite main bedroom with dressing room

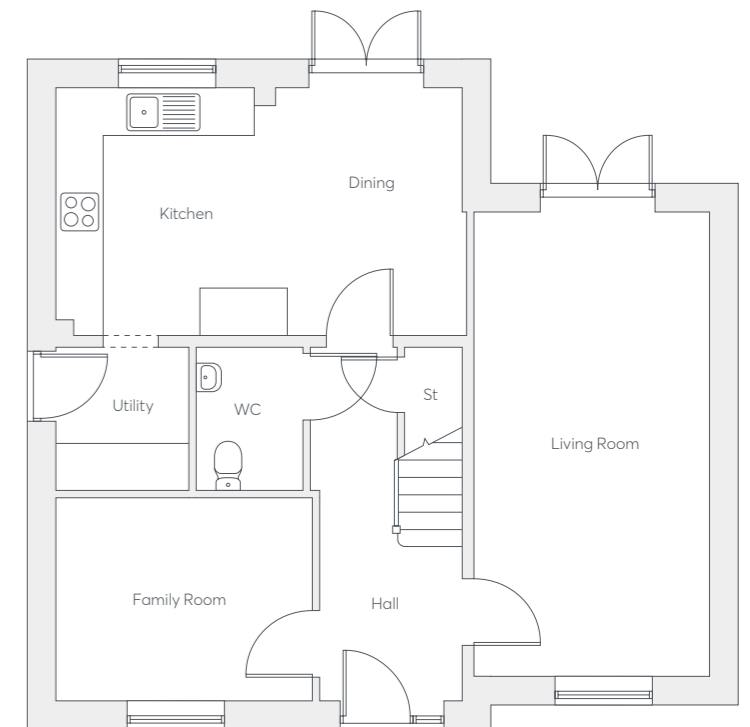
First Floor

- Bedroom 1**
3.50m x 3.46m
11'6" x 11'4"
- En-Suite**
1.94m x 1.51m
6'4" x 5'0"
- Bedroom 2**
3.23m x 3.29m
10'7" x 10'9"
- Bedroom 3**
3.26m x 3.00m
10'8" x 9'10"
- Bedroom 4**
2.65m x 3.13m
8'9" x 10'3"
- Bathroom**
2.08m x 2.79m
6'10" x 9'2"



Ground Floor

- Living Room**
3.23m x 6.32m
10'7" x 20'9"
- Kitchen**
3.39m x 3.58m
11'1" x 11'9"
- Dining**
2.02m x 3.39m
6'8" x 11'1"
- Family Room**
3.53m x 3.04m
11'7" x 10'0"
- Utility**
2.13m x 1.68m
7'0" x 5'6"
- WC**
1.31m x 1.68m
4'4" x 5'6"





The Cuthbert

1552 sq. ft.

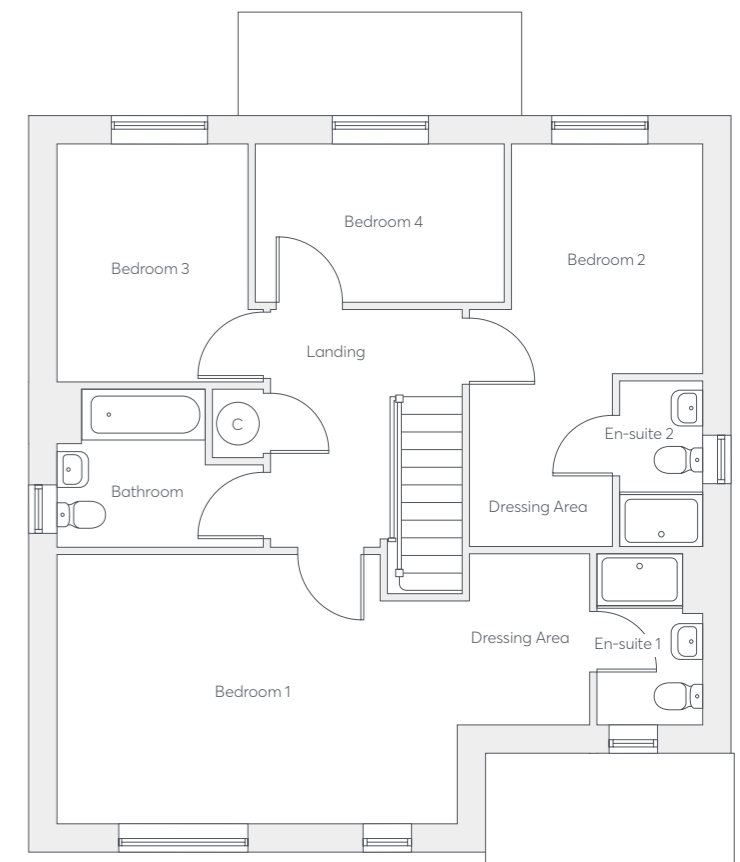
4 Bedrooms
3 Bathrooms
Detached

Key Features

- Open plan kitchen/dining and family room with french doors to garden
- Utility room
- Downstairs WC
- Dual aspect living room
- En-suite bedroom with dressing area
- Second en-suite bedroom with dressing area
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- PV solar panels to roof

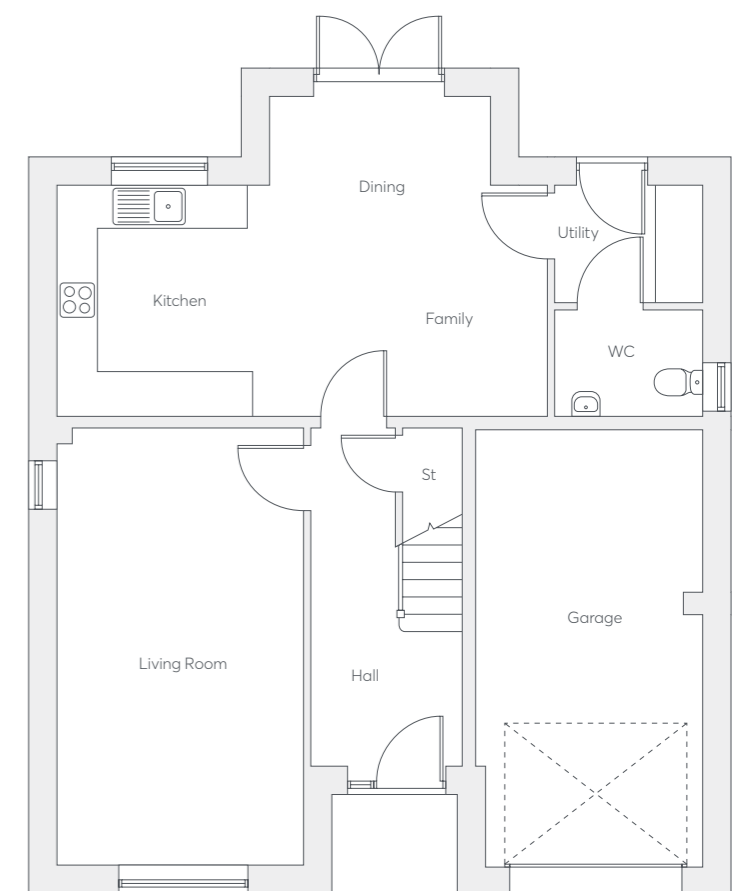
First Floor

- Bedroom 1**
5.59m x 3.74m
18'4" x 12'3"
- En-Suite 1**
1.50m x 2.40m
4'11" x 7'11"
- Bedroom 2**
2.68m x 5.57m
8'9" x 18'3"
- En-Suite 2**
1.19m x 2.29m
3'11" x 7'6"
- Bedroom 3**
2.67m x 3.30m
8'9" x 10'10"
- Bedroom 4**
3.43m x 2.18m
11'3" x 7'2"
- Bathroom**
2.87m x 2.17m
9'5" x 7'1"



Ground Floor

- Living Room**
3.45m x 6.08m
11'4" x 19'11"
- Kitchen**
2.93m x 3.18m
9'7" x 10'5"
- Dining**
3.11m x 2.61m
10'2" x 8'7"
- Family**
3.88m x 1.78m
12'9" x 5'10"
- Utility**
2.03m x 1.63m
6'8" x 5'4"
- WC**
2.07m x 1.47m
6'9" x 4'10"





The Cedargate

1552 sq. ft.

5 Bedrooms
3 Bathrooms
Detached

Key Features

Open plan kitchen/dining and family room with french doors to garden

Utility room

Downstairs WC

Dual aspect living room

En-suite bedroom with dressing area

Second en-suite bedroom

Full gas fired central heating

Double glazing and high-performance insulation throughout

First Floor

Bedroom 1

5.59m x 3.74m
18'4" x 12'3"

En-Suite 1

1.50m x 2.40m
4'11" x 7'11"

Bedroom 2

2.68m x 5.57m
8'9" x 18'3"

En-Suite 2

1.19m x 2.29m
3'11" x 7'6"

Bedroom 3

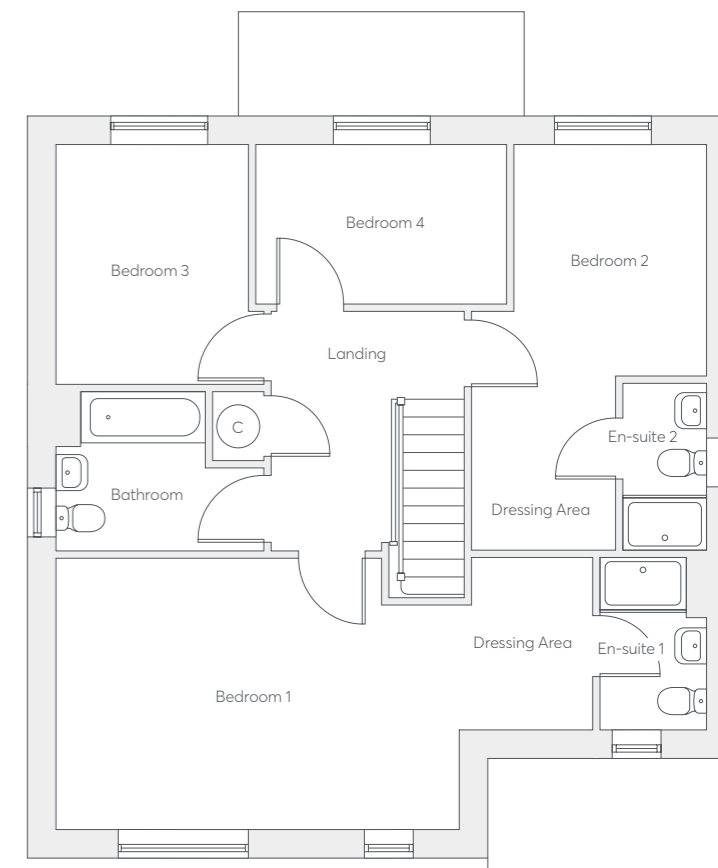
2.67m x 3.30m
8'9" x 10'10"

Bedroom 4

3.43m x 2.18m
11'3" x 7'2"

Bathroom

2.87m x 2.17m
9'5" x 7'1"



Ground Floor

Living Room

3.45m x 6.08m
11'4" x 19'11"

Kitchen

2.93m x 3.18m
9'7" x 10'5"

Dining

3.11m x 2.61m
10'2" x 8'7"

Family

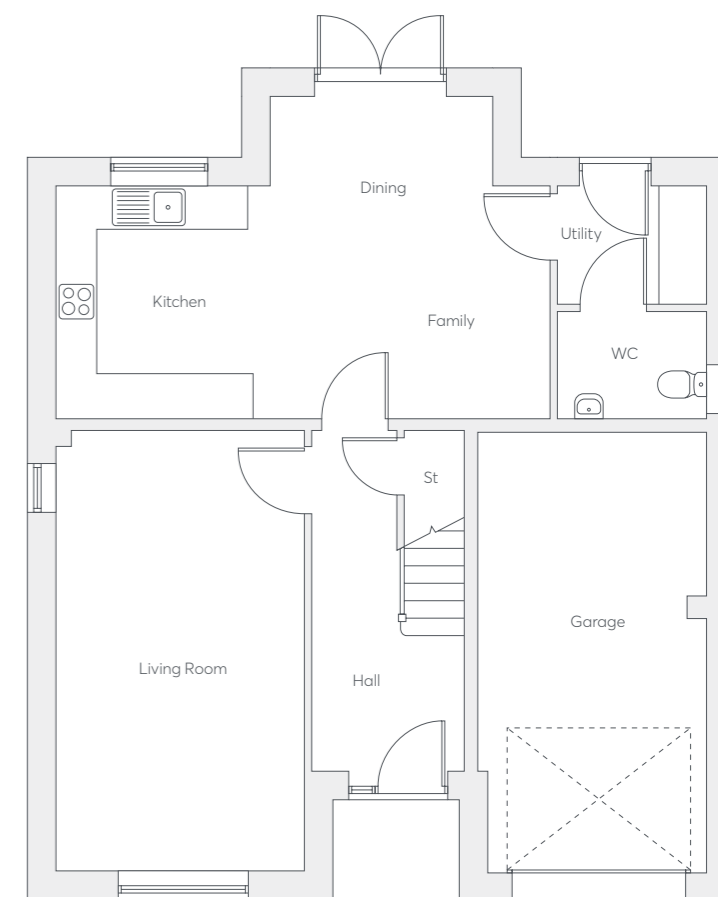
3.88m x 1.78m
12'9" x 5'10"

Utility

2.03m x 1.63m
6'8" x 5'4"

WC

2.07m x 1.47m
6'9" x 4'10"





The Mayne

1772 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

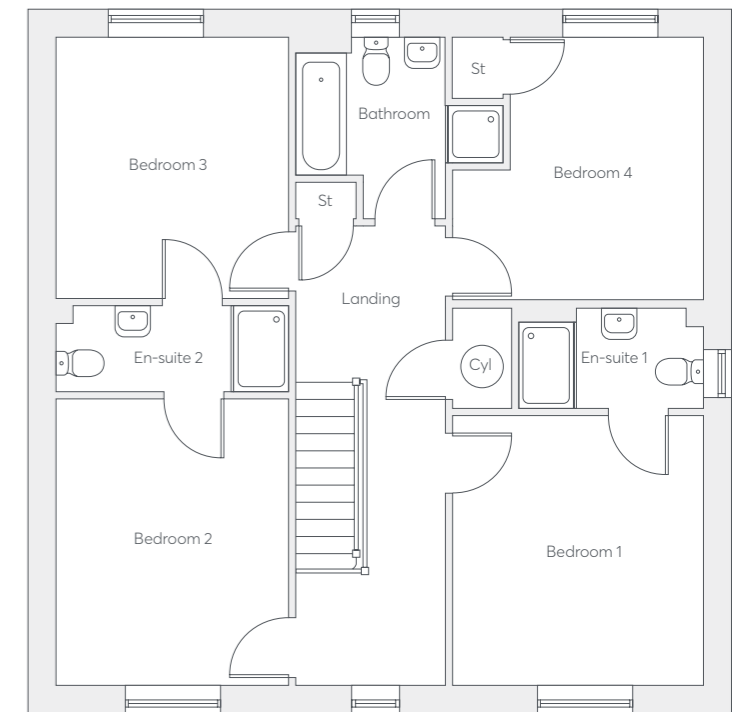
- Open plan kitchen/dining and family room with french doors to garden
- Utility room
- Private study
- Downstairs WC
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Single detached garage

Snibston Mill
St Modwen Homes

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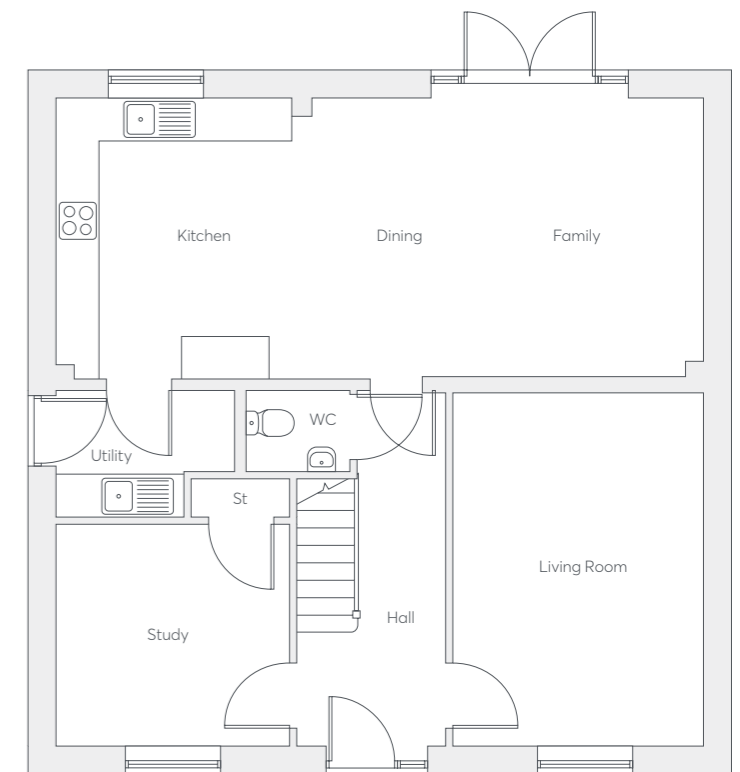
First Floor

- Bedroom 1**
3.51m x 3.79m
11'6" x 12'5"
- En-Suite 1**
2.60m x 1.40m
8'7" x 4'7"
- Bedroom 2**
3.28m x 4.04m
10'9" x 13'3"
- En-Suite 2**
3.28m x 1.19m
10'9" x 3'11"
- Bedroom 3**
3.27m x 3.66m
10'9" x 12'0"
- Bedroom 4**
3.53m x 3.70m
11'7" x 12'2"
- Bathroom**
2.56m x 2.89m
8'5" x 9'6"



Ground Floor

- Living Room**
3.53m x 4.98m
11'7" x 16'4"
- Kitchen**
3.56m x 3.94m
11'8" x 12'11"
- Dining**
2.94m x 3.94m
9'8" x 12'11"
- Family**
2.55m x 3.94m
8'4" x 12'11"
- Study**
3.28m x 3.12m
10'9" x 10'3"
- Utility**
2.50m x 1.77m
8'2" x 5'10"
- WC**
1.55m x 1.13m
5'1" x 3'9"



Find this home on the siteplan



The Maygate

1772 sq. ft.

4 Bedrooms
3 Bathrooms
Detached

Key Features

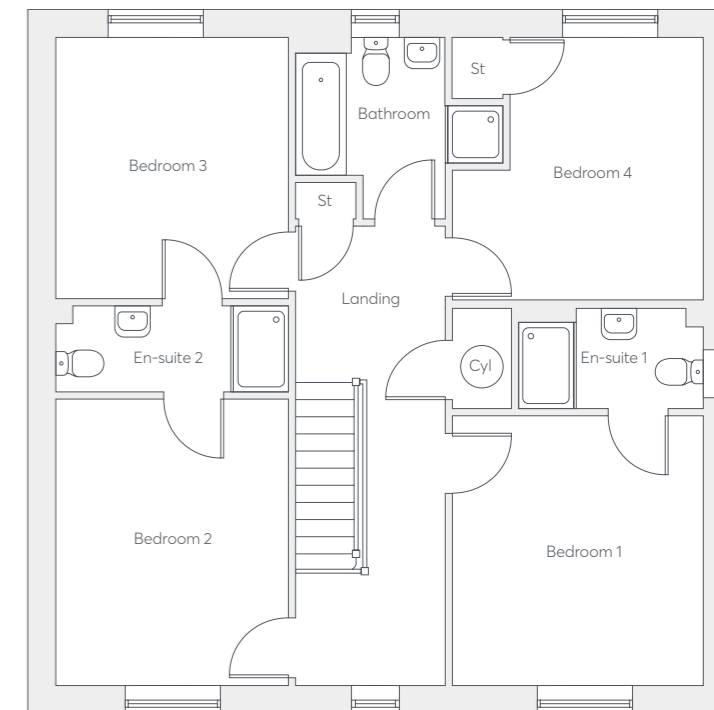
- Open plan kitchen/dining and family room with french doors to garden
- Utility room
- Private study
- Downstairs WC
- En-suite to bedroom 1
- Jack & Jill en-suite to bedrooms 2 and 3
- Family bathroom
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- Single detached garage

Snibston Mill
St Modwen Homes

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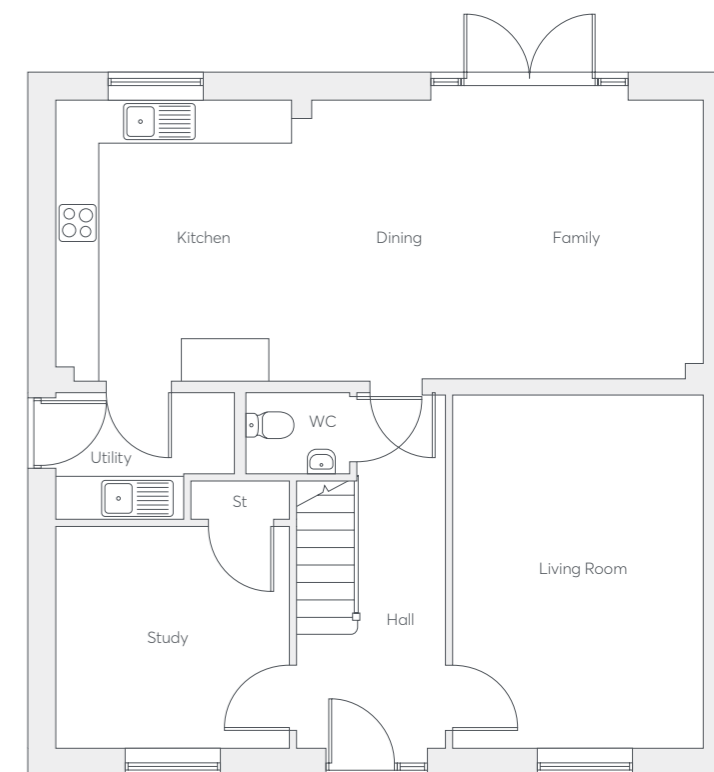
First Floor

- Bedroom 1**
3.51m x 3.79m
11'6" x 12'5"
- En-Suite 1**
2.60m x 1.40m
8'7" x 4'7"
- Bedroom 2**
3.28m x 4.04m
10'9" x 13'3"
- En-Suite 2**
3.28m x 1.19m
10'9" x 3'11"
- Bedroom 3**
3.27m x 3.66m
10'9" x 12'0"
- Bedroom 4**
3.53m x 3.70m
11'7" x 12'2"
- Bathroom**
2.56m x 2.89m
8'5" x 9'6"



Ground Floor

- Living Room**
3.53m x 4.98m
11'7" x 16'4"
- Kitchen**
3.56m x 3.94m
11'8" x 12'11"
- Dining**
2.94m x 3.94m
9'8" x 12'11"
- Family**
2.55m x 3.94m
8'4" x 12'11"
- Study**
3.28m x 3.12m
10'9" x 10'3"
- Utility**
2.50m x 1.77m
8'2" x 5'10"
- WC**
1.55m x 1.13m
5'1" x 3'9"



Find this home on the siteplan

Open daily
Thursday to
Monday

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E: sales@stmodwenhomes.co.uk

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Sales Manager if you require this
brochure in an alternative format