



Snibston Mill Coalville

Chiswell Drive, Coalville,
Leicestershire LE67 3JX

2, 3, 4 & 5 bed homes available.



There's no place like your home.

When we set about building our homes, we always begin with the same four principles in mind – sustainability, flexible living, height and light, and community.

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



Building more than just homes.



Community matters.



Enjoy your surroundings.

“Community” can mean different things to different people. For us it means bringing people together and connecting our developments with the wider local area, so we never build homes in the middle of nowhere. Public services, schools, jobs, shopping, restaurants, parks and the countryside are always within reach so you never feel like you’re stuck in the sticks.



Why Snibston Mill?

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.





The Cuthbert

1,535 sq. ft.

- Large open plan kitchen/dining/family room with French doors to the garden
- Integral garage with internal access door
- Separate living room
- Utility with access to the rear garden
- Main bedroom with en-suite and built in wardrobes
- En-suite to bedroom two
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

Bedrooms

5

Bathrooms

3

Property type

Detached

Find this home on the site plan

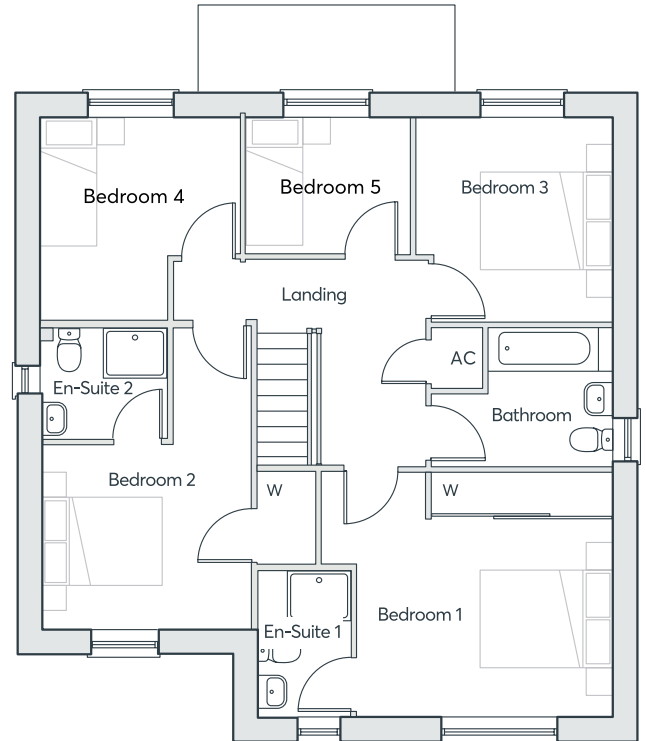
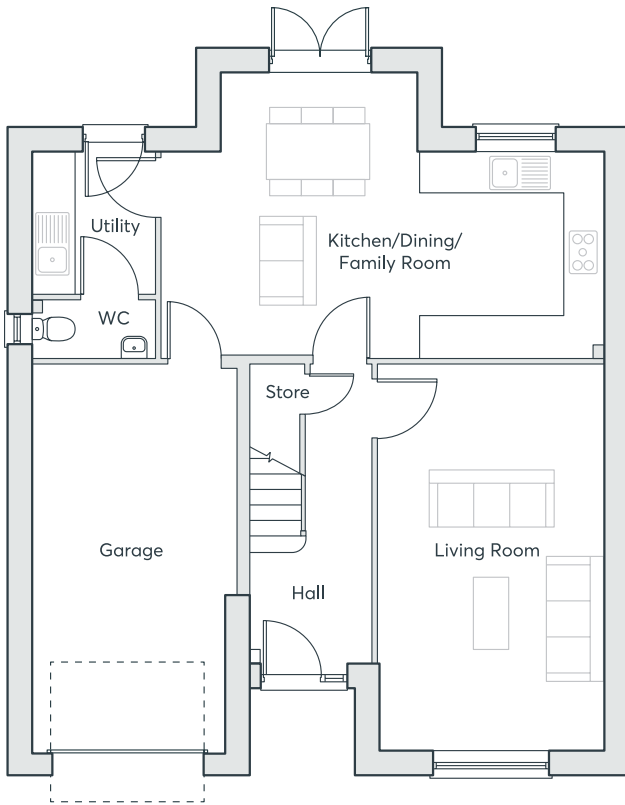


*Please refer to working drawings for exact locations

The Cuthbert

Ground Floor

First Floor



Ground Floor

Dining	2.17m x 3.06m	7'1" x 10'0"
Family	2.25m x 4.02m	7'5" x 13'2"
Garage	6.03m x 3.20m	19'10" x 10'6"
Kitchen	3.21m x 2.93m	10'6" x 9'7"
Living	6.03m x 3.51m	19'9" x 11'6"
Utility	2.22m x 1.90m	7'3" x 6'3"
WC	0.88m x 1.90m	2'11" x 6'3"

First Floor

Bedroom 1	3.83m x 3.99m	12'7" x 13'1"
En-suite 1	2.30m x 1.46m	7'6" x 4'9"
Bedroom 2	2.86m x 3.29m	9'5" x 10'9"
En-suite 2	1.72m x 1.98m	5'8" x 6'6"
Bedroom 3	3.20m x 3.07m	10'6" x 10'1"
Bedroom 4	3.21m x 3.09m	10'7" x 10'2"
Bedroom 5	2.19m x 2.55m	7'2" x 8'4"
Bathroom	2.13m x 2.80m	7'0" x 9'2"

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The Mayne

1,752 sq. ft.

- Large open plan kitchen/dining/family room with Bi-folding doors to the garden
- Separate living room with flexible living option available^
- Ground floor study or playroom
- Utility room
- Main bedroom with en-suite and built-in wardrobe
- Shared en-suite between bedrooms two and three
- Family bathroom with bath and walk-in shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

Bedrooms

4

Bathrooms

3

Property type

Detached

Find this home on the site plan

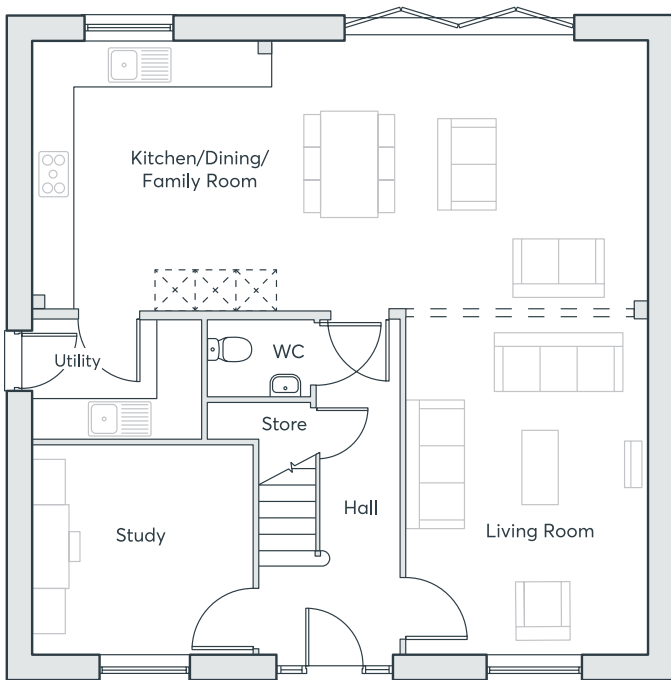


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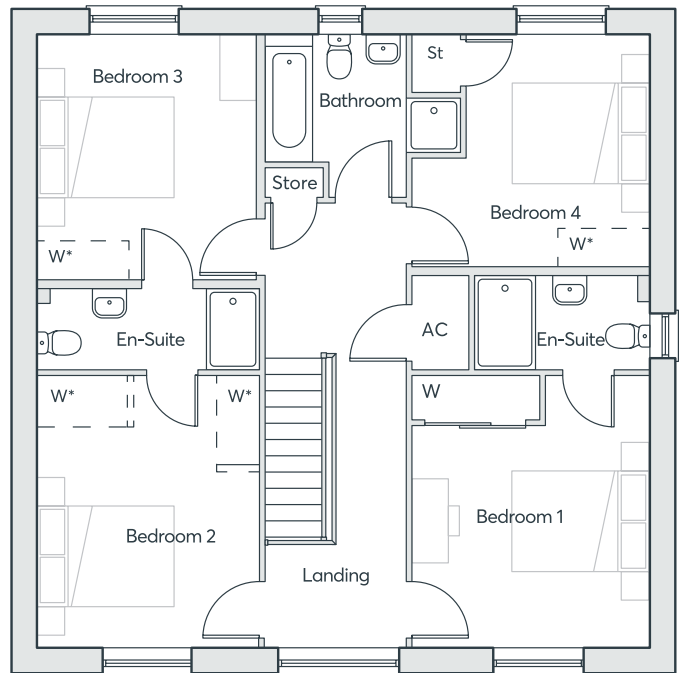
*Please refer to working drawings for exact locations

The Mayne

Ground Floor



First Floor



Ground Floor

Dining/Family			
Kitchen	3.92m x 5.49m	12'10" x 18'01"	
Living	5.10m x 3.51m	16'9" x 11'6"	
Study	3.10m x 3.26m	10'2" x 10'8"	
Utility	1.77m x 2.49m	5'10" x 8'2"	
WC	1.22m x 1.55m	4'0" x 5'1"	

First Floor

Bedroom 1	3.99m x 3.50m	13'1" x 11'6"
En-suite 1	1.40m x 2.58m	4'7" x 8'6"
Bedroom 2	3.99m x 3.26m	13'1" x 10'8"
Bedroom 3	3.63m x 3.23m	11'11" x 10'7"
En-suite 2	1.20m x 3.26m	3'11" x 10'8"
Bedroom 4	3.43m x 3.50m	11'3" x 11'6"
Bathroom	2.41m x 2.89m	7'11" x 9'6"

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The Garnet

1,454 sq. ft.

- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room with French doors to the rear garden. Flexible layout option available^
- Additional family room
- Utility with access to the rear garden
- Main bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and walk-in shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

Bedrooms

4

Bathrooms

2

Property type

Detached

Find this home on the site plan

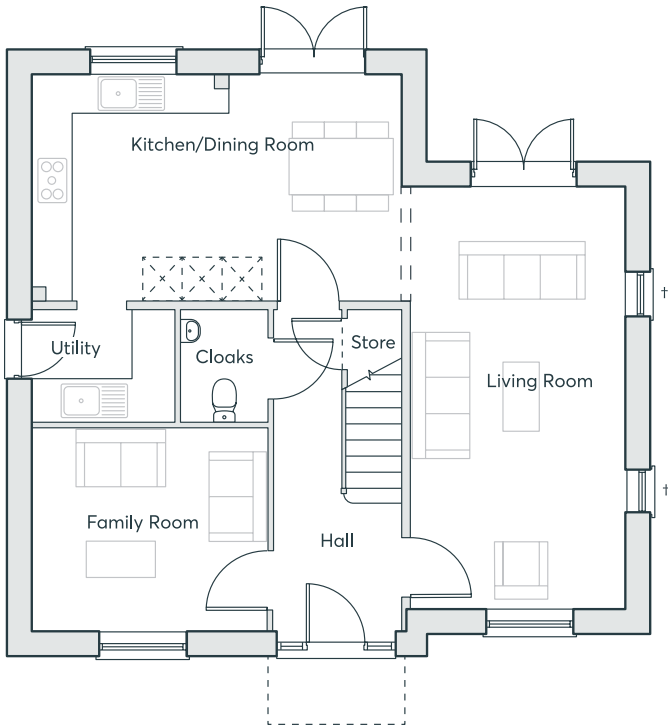


[View virtual tour](#)

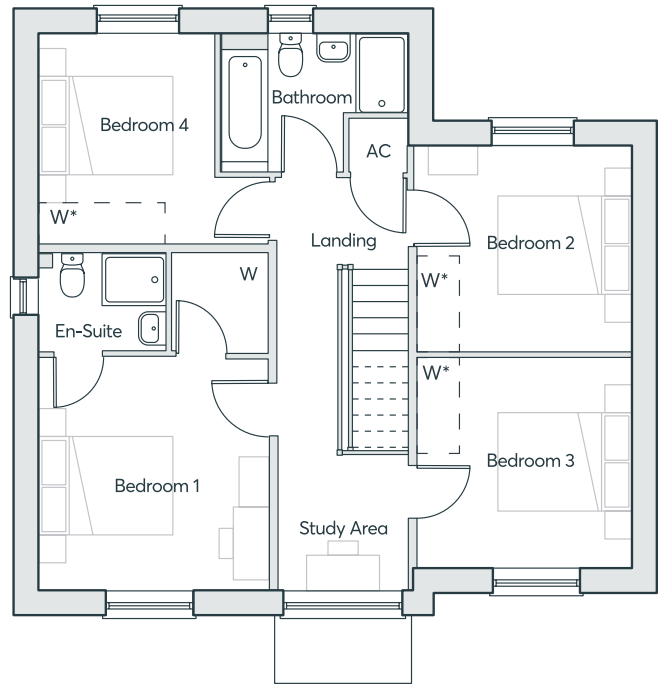
*Please refer to working drawings for exact locations

The Garnet

Ground Floor



First Floor



†Plot specific window

*Optional wardrobe at an additional cost

Ground Floor

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

First Floor

Bedroom 1	3.50m x 3.46m	11'6" x 11'4"
En-suite	1.51m x 1.92m	5'0" x 6'4"
Bedroom 2	3.05m x 3.29m	10'0" x 10'9"
Bedroom 3	3.18m x 3.26m	10'5" x 10'8"
Bedroom 4	3.13m x 2.65m	10'3" x 8'9"
Bathroom	2.08m x 2.79m	6'10" x 9'2"

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The Bosco

1,370 sq. ft.

- 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

Bedrooms

4

Bathrooms

2

Property type

Detached

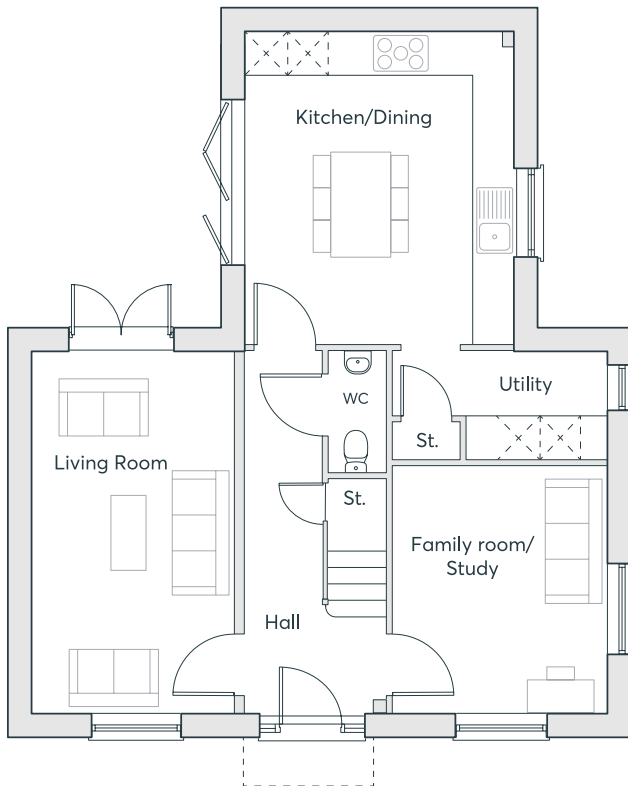
Find this home on the site plan



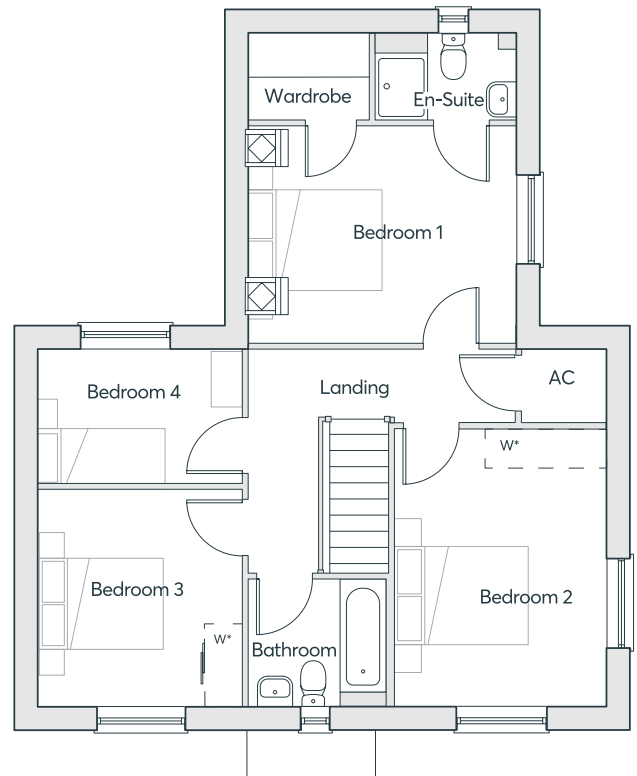
*Please refer to working drawings for exact locations

The Bosco

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Family Room/ Study	3.65m x 3.15m	12'0" x 10'4"
Kitchen/Dining	4.64m x 3.96m	15'3" x 13'0"
Living	5.31m x 3.00m	17'5" x 9'10"
Utility	1.58m x 3.15m	5'2" x 10'4"
WC	1.76m x 0.86m	5'9" x 2'10"

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"

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The Barlow

1,362 sq. ft.

- Open plan kitchen/dining/family room with bi-fold doors to the rear garden
- Ground floor study or play room
- Separate living room with flexible living option available^
- Utility room
- Main bedroom with en-suite and walk-in wardrobe
- Family bathroom with bath and walk-in shower
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

Bedrooms

4

Bathrooms

2

Property type

Detached

Find this home on the site plan

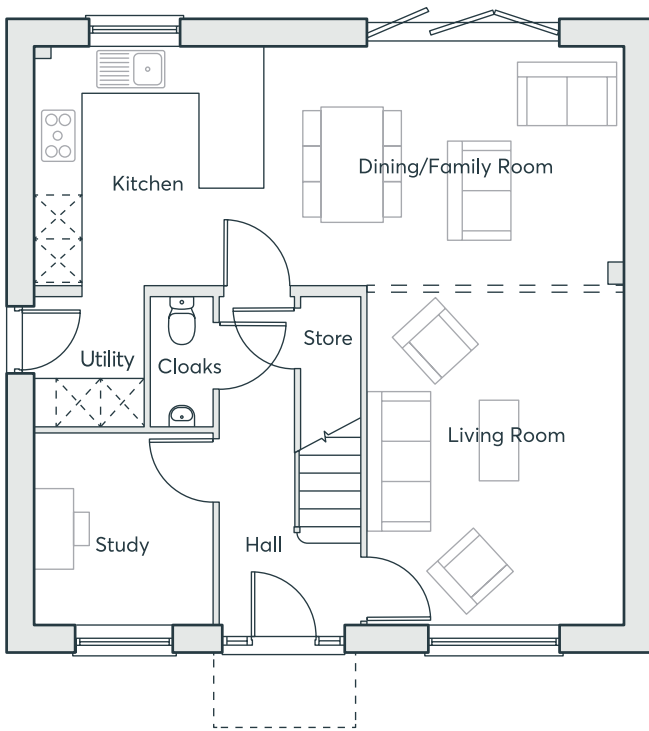


[View virtual tour](#)

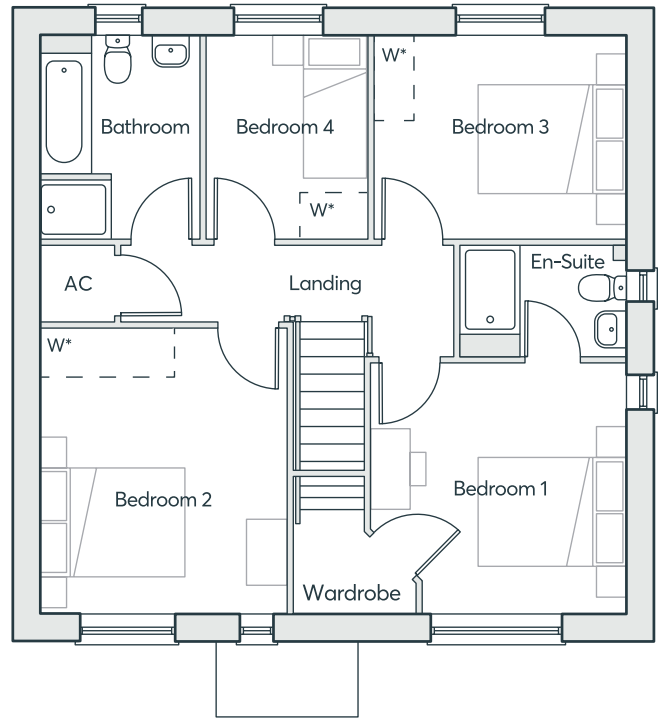
*Please refer to working drawings for exact locations

The Barlow

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining/Family	3.26m × 5.00m	10'8" × 16'5"
Kitchen	3.26m × 3.01m	10'8" × 9'11"
Living	4.64m × 3.49m	15'2" × 11'5"
Study	2.63m × 2.42m	8'7" × 7'11"
Utility	1.77m × 1.43m	5'10" × 4'8"
WC	1.77m × 0.86m	5'10" × 2'10"

First Floor

Bedroom 1	3.42m × 3.49m	11'3" × 11'5"
En-suite	1.47m × 2.25m	4'10" × 7'5"
Bedroom 2	3.92m × 3.37m	12'10" × 11'1"
Bedroom 3	2.80m × 3.43m	9'2" × 11'3"
Bedroom 4	2.80m × 2.21m	9'2" × 7'3"
Bathroom	2.78m × 2.20m	9'1" × 7'3"

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The Paris

1,371 sq. ft.

- 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

Bedrooms

4

Bathrooms

3

Property type

Detached, Semi-detached

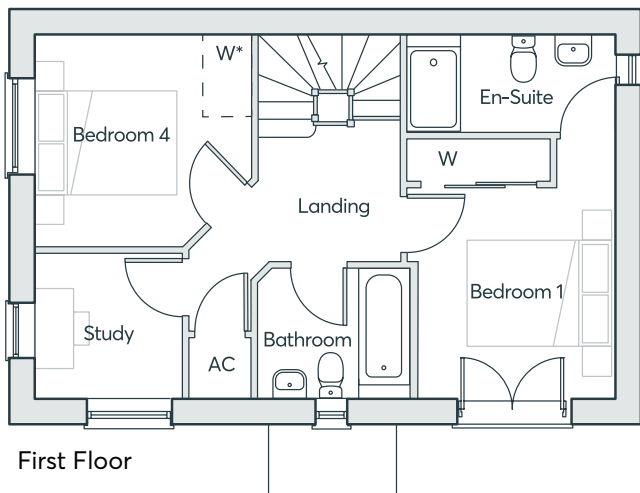
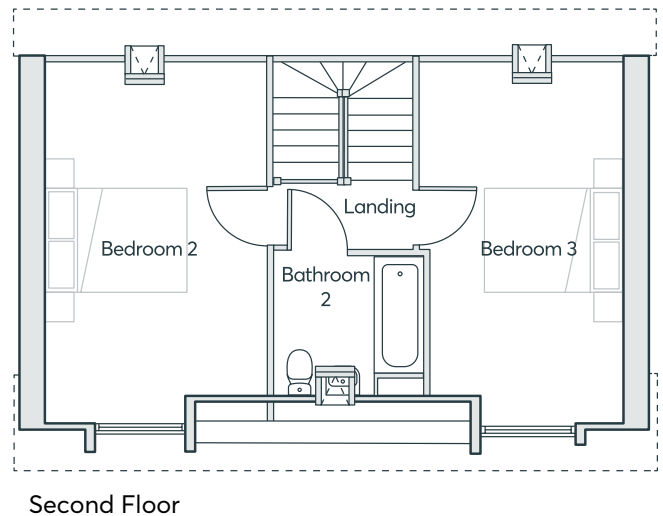
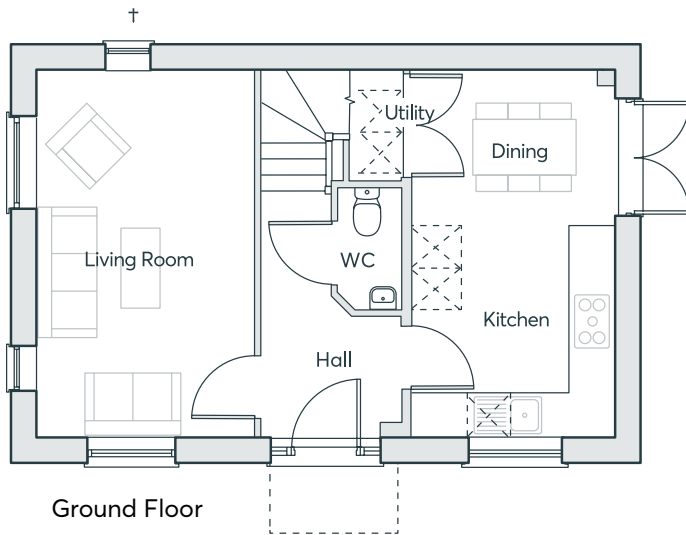
Find this home on the site plan



[View virtual tour](#)

*Please refer to working drawings for exact locations

The Paris



†Plot specific window

*Optional wardrobe at an additional cost

Ground Floor

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

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"

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"

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The Becket

1,206 sq. ft.

- Kitchen/dining room with French doors to the garden
- Utility with access to the rear garden
- Large lounge opening onto a dining area
- Main bedroom with built in wardrobe, dressing area and en-suite spanning the entire top floor
- Three bedrooms and family bathroom on first floor
- Full gas fired central heating
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

Bedrooms

4

Bathrooms

2

Property type

Semi-Detached

Find this home on the site plan



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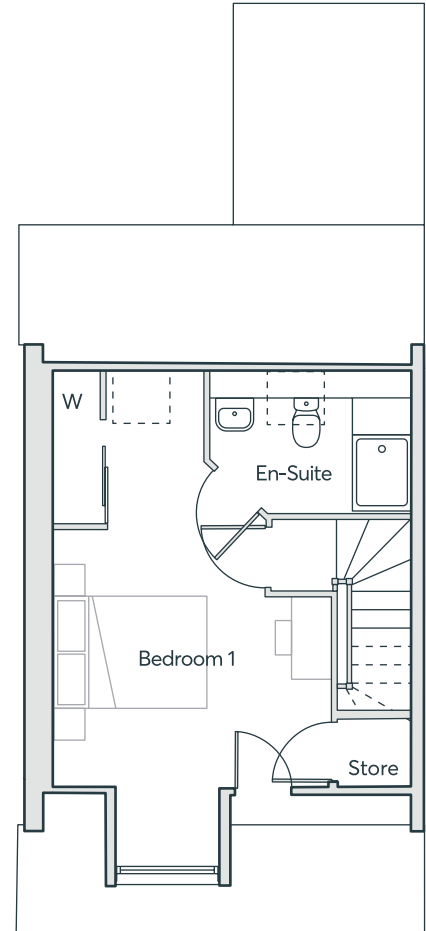
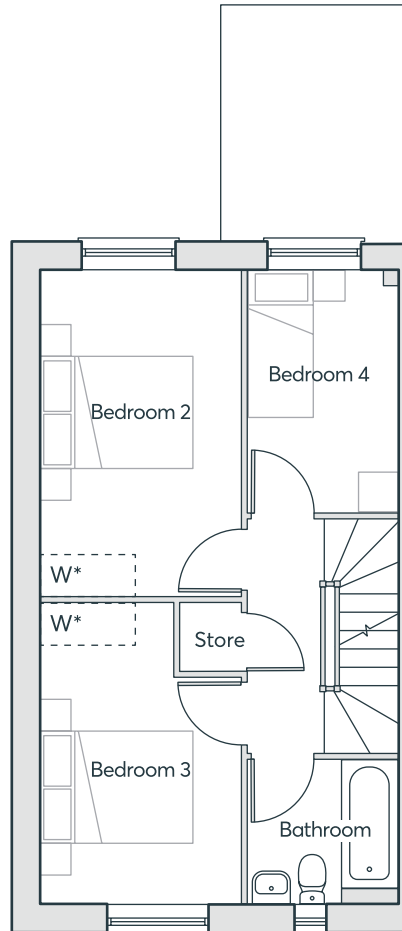
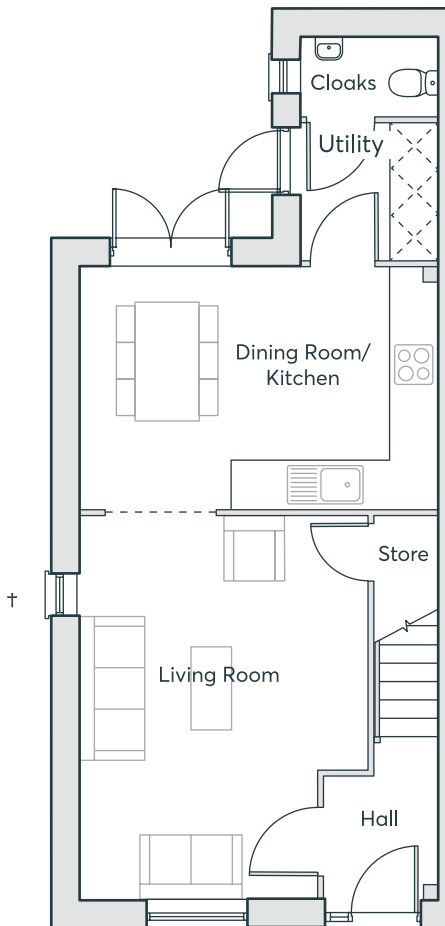
*Please refer to working drawings for exact locations

The Becket

Ground Floor

First Floor

Second Floor



†Plot specific window

*Optional wardrobe at an additional cost

Ground Floor

Dining	3.19m x 1.96m	10'6" x 6'5"
Kitchen	3.19m x 2.77m	10'6" x 9'1"
Laundry	1.81m x 1.81m	5'11" x 5'11"
Living	5.07m x 3.79m	16'7" x 12'5"
WC	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bedroom 2	4.29m x 2.62m	14'1" x 8'7"
Bedroom 3	3.94m x 2.62m	12'11" x 8'7"
Bedroom 4	3.19m x 2.03m	10'6" x 6'8"
Bathroom	1.88m x 2.00m	6'2" x 6'7"

Second Floor

Bedroom 1	5.51m x 3.66m	18'1" x 12'0"
En-suite	1.85m x 2.64m	6'1" x 8'8"

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The Moore

1,154 sq. ft.

- Open plan kitchen and dining room with French doors to the rear garden
- Separate living room
- Utility room off the kitchen/dining
- Main bedroom with en-suite, built-in wardrobes, dressing areas and Juliet balcony.
- Integral garages with access from the hallway
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

Bedrooms

3

Bathrooms

2

Property type

Detached

Find this home on the site plan

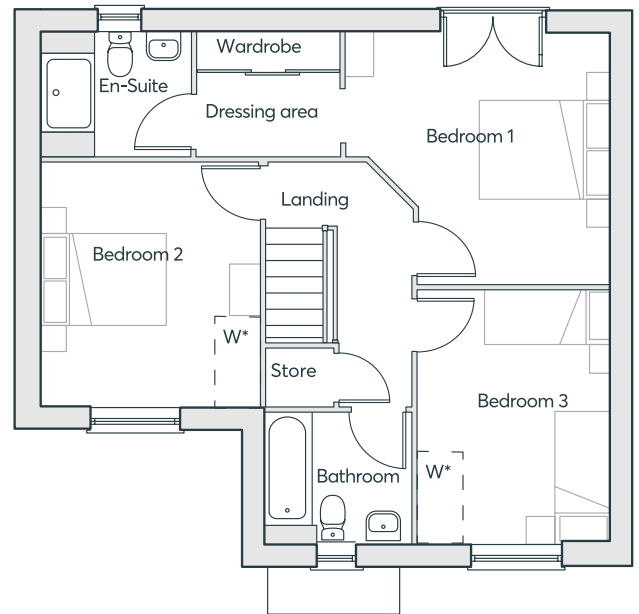
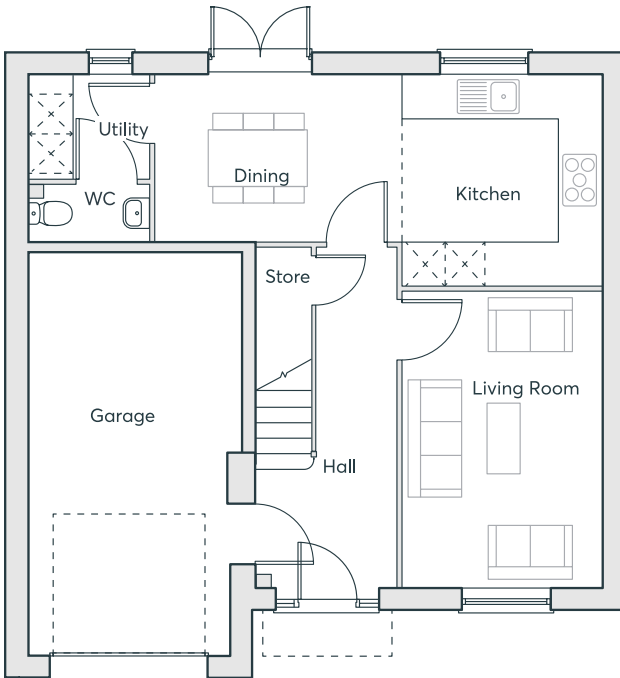


*Please refer to working drawings for exact locations

The Moore

Ground Floor

First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.48m × 3.65m	8'1" × 12'0"
Kitchen	3.15m × 3.06m	10'4" × 10'1"
Living	4.43m × 2.98m	14'7" × 9'9"
Utility	1.52m × 1.78m	5'0" × 5'10"
WC	0.85m × 1.78m	2'9" × 5'10"

First Floor

Bedroom 1	3.81m × 3.98m	12'6" × 13'1"
En-suite	1.88m × 2.24m	6'2" × 7'4"
Dressing Area	1.21m × 2.18m	4'0" × 7'2"
Bedroom 2	3.68m × 3.29m	12'1" × 10'9"
Bedroom 3	3.78m × 2.88m	12'5" × 9'5"
Bathroom	1.94m × 2.21m	6'4" × 7'3"

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The Edwena

1,021 sq. ft.

- Open plan kitchen/dining room with French doors to the rear garden
- Separate living room with flexible living option available^
- Utility cupboard to hallway
- Main bedroom with en-suite and built-in wardrobes
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to working drawings for exact locations.

Bedrooms

3

Bathrooms

2

Property type

Detached

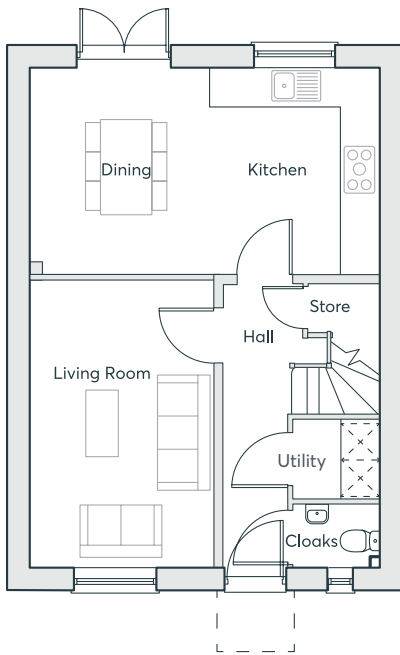
Find this home on the site plan



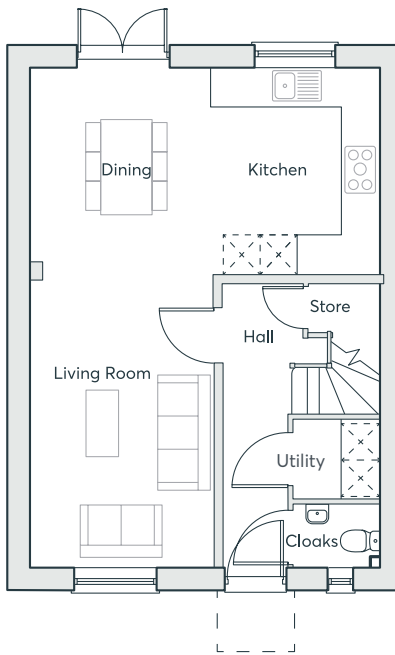
[View virtual tour](#)

The Edwena

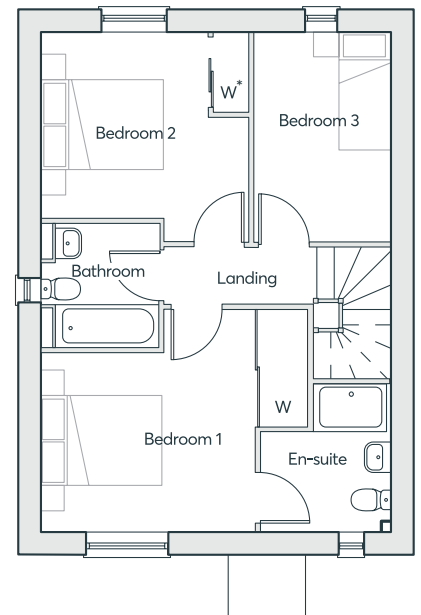
Ground Floor



Ground Floor
(Alternate option)



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	3.41m x 3.03m	11'2" x 9'11"
Kitchen	3.41m x 2.74m	11'2" x 9'0"
Living	4.83m x 3.03m	15'10" x 9'11"
Utility	1.30m x 1.43m	4'3" x 4'8"
WC	1.03m x 1.43m	3'4" x 4'8"

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"

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The Elwen

934 sq. ft.

- 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*

*Please refer to working drawings for exact locations.

Bedrooms

3

Bathrooms

2

Property type

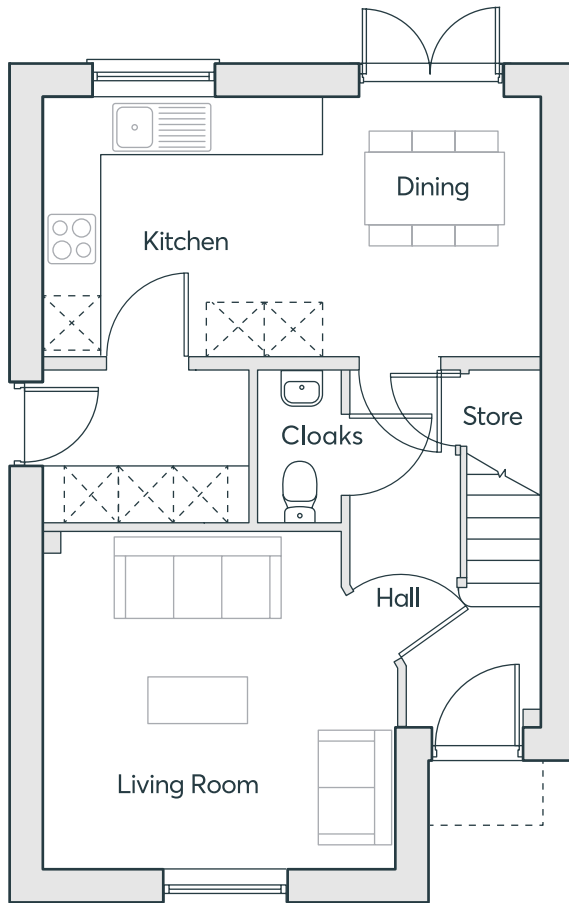
Detached

Find this home on the site plan

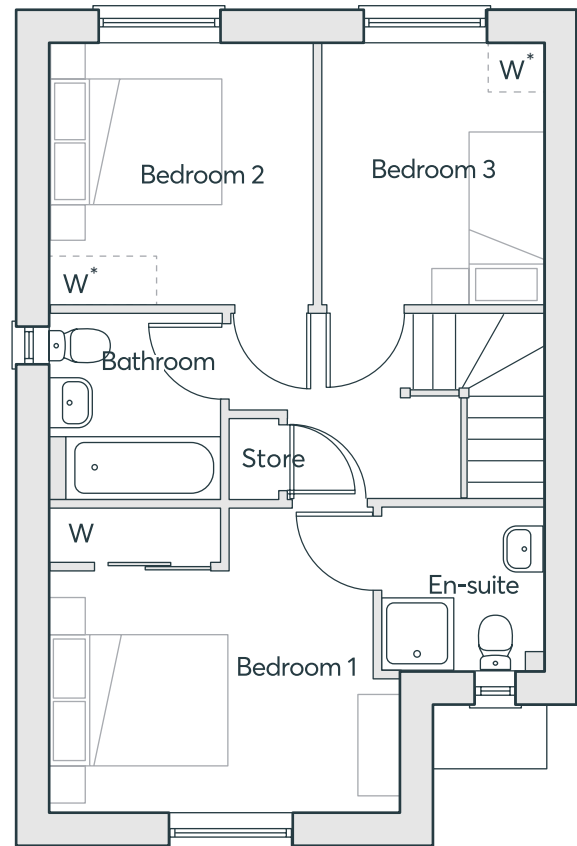


The Elwen

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.82m x 2.40m	9'3" x 7'10"
Kitchen	2.82m x 3.03m	9'3" x 9'11"
Living	3.70m x 3.85m	12'2" x 12'7"
Utility	1.71m x 2.15m	5'7" x 7'1"
WC	1.71m x 1.03m	5'7" x 3'4"

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"

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The Houghton

909 sq. ft.

- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Utility and cloakroom off the kitchen
- Under stairs store
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to working drawings for exact locations.

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

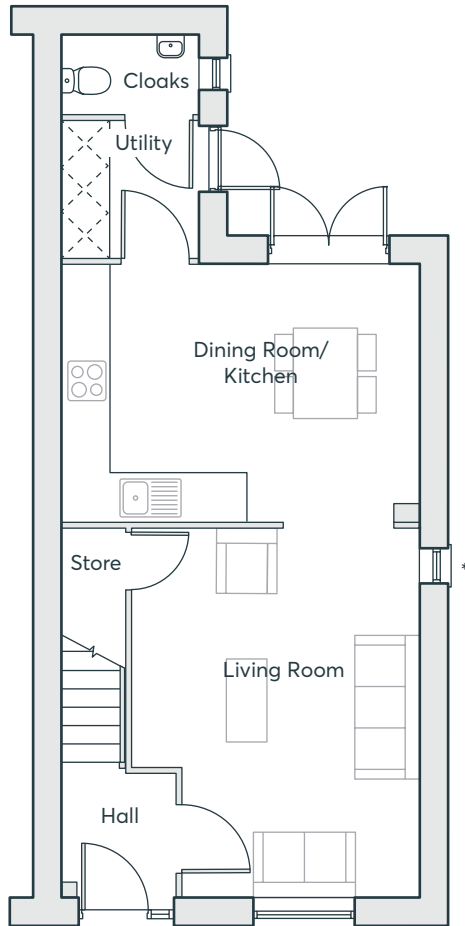
Find this home on the site plan



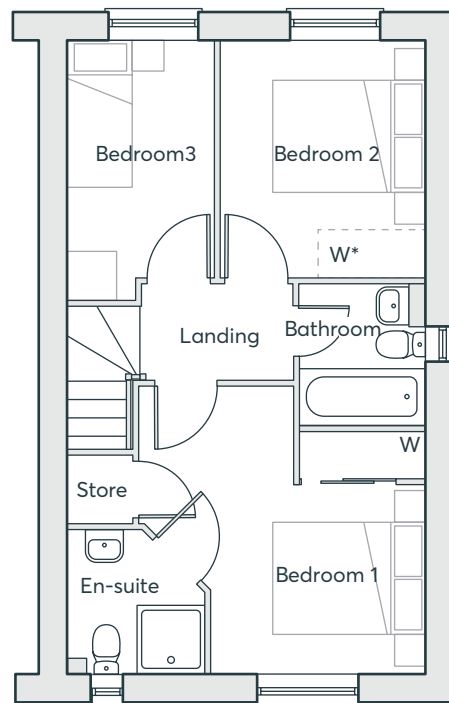
[View virtual tour](#)

The Houghton

Ground Floor



First Floor



*Optional wardrobe at an additional cost. Plot specific window to plot 63 only.

Ground Floor

Dining	3.42m x 2.28m	11'2" x 7'6"
Kitchen	3.42m x 2.45m	11'2" x 8'0"
Laundry	1.84m x 1.81m	6'0" x 5'11"
Living	4.84m x 3.79m	15'11" x 12'5"
WC	1.02m x 1.81m	3'4" x 5'11"

First Floor

Bedroom 1	3.77m x 3.79m	12'5" x 12'5"
En-suite	1.77m x 1.80m	5'10" x 5'11"
Bedroom 2	3.01m x 2.72m	9'10" x 8'11"
Bedroom 3	3.42m x 1.92m	11'2" x 6'3"
Bathroom	1.97m x 1.70m	6'6" x 5'7"

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The Mirin

823 sq. ft.

- Open plan living/dining room and kitchen with French doors to the garden
- Separate living room with study area
- Downstairs cloakroom
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels*

*Please refer to working drawings for exact locations.

Bedrooms

3

Bathrooms

2

Property type

Semi-detached, terraced

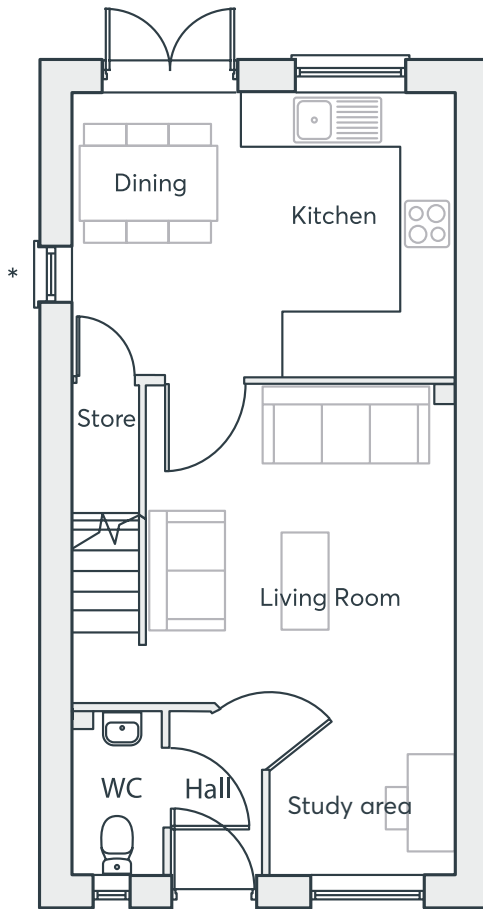
Find this home on the site plan



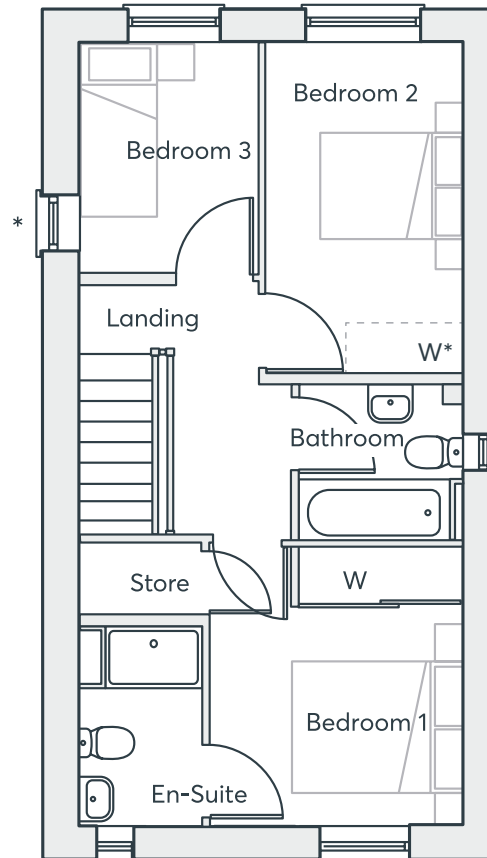
[View virtual tour](#)

The Mirin

Ground Floor



First Floor



*Optional wardrobe at an additional cost. Plot specific window to plot 5 only.

Ground Floor

Dining	3.14m x 1.89m	10'4" x 6'2"
Kitchen	3.14m x 2.46m	10'4" x 8'1"
Living	5.57m x 4.35m	18'3" x 14'3"
WC	1.87m x 1.01m	6'2" x 3'4"

First Floor

Bedroom 1	3.14m x 2.88m	10'4" x 9'5"
En-suite	2.30m x 1.38m	7'7" x 4'6"
Bedroom 2	3.66m x 2.24m	12'0" x 7'4"
Bedroom 3	2.54m x 2.02m	8'4" x 6'8"
Bathroom	1.80m x 1.87m	5'11" x 6'2"

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The Thea

934 sq. ft.

- Open plan kitchen/dining room with breakfast bar and French doors to the rear garden
- Separate front facing living room
- Utility room
- Main bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

Find this home on the site plan

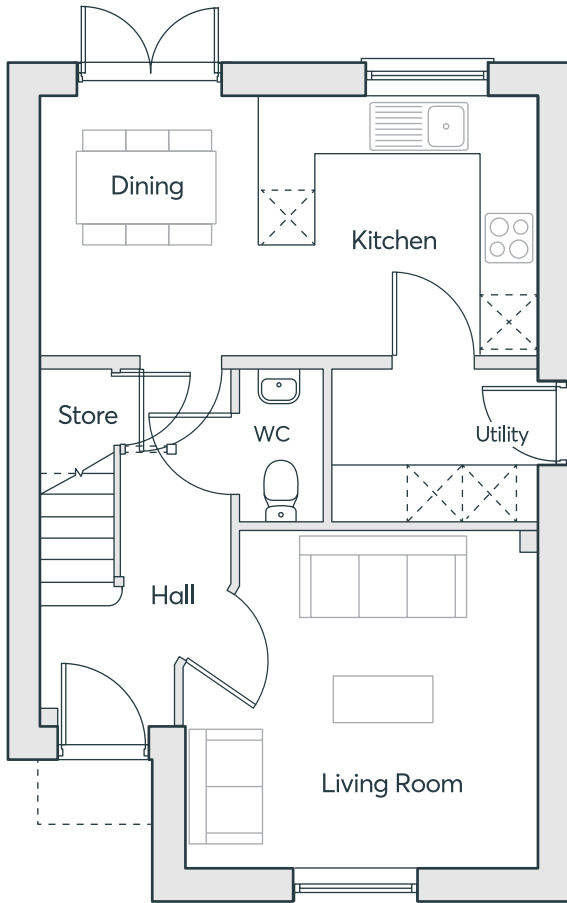


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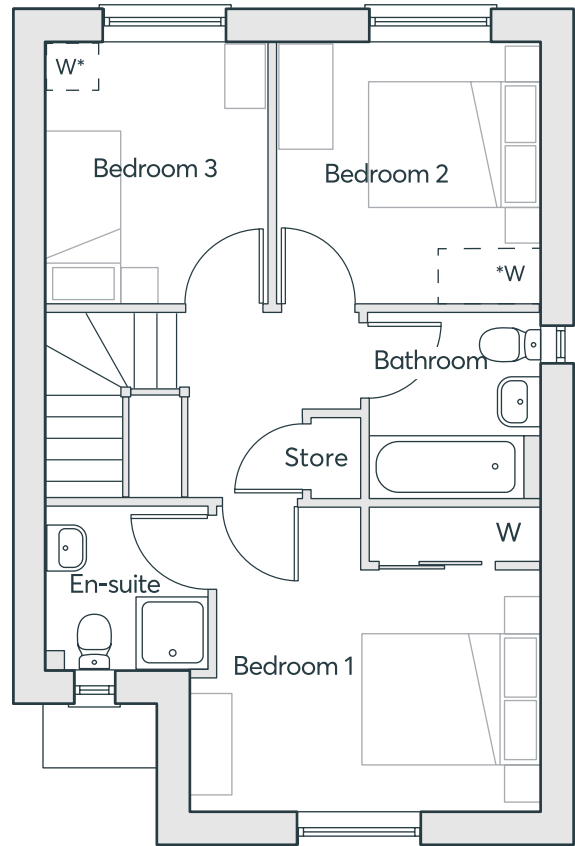
*Please refer to working drawings for exact locations

The Thea

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.82m x 2.40m	9'3" x 7'10"
Kitchen	2.82m x 3.03m	9'3" x 9'11"
Living	3.70m x 3.85m	12'2" x 12'7"
Utility	1.71m x 2.15m	5'7" x 7'1"
WC	1.71m x 1.03m	5'7" x 3'4"

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"

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The Webster

922 sq. ft.

- 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

Bedrooms

3

Bathrooms

2

Property type

Semi-detached

Find this home on the site plan

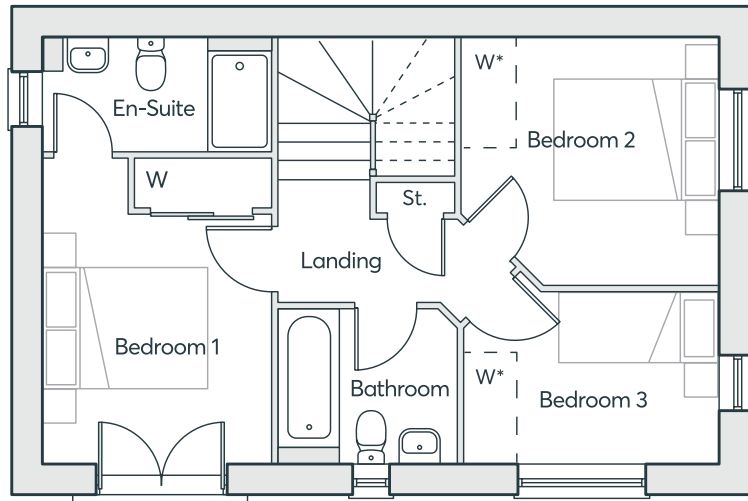


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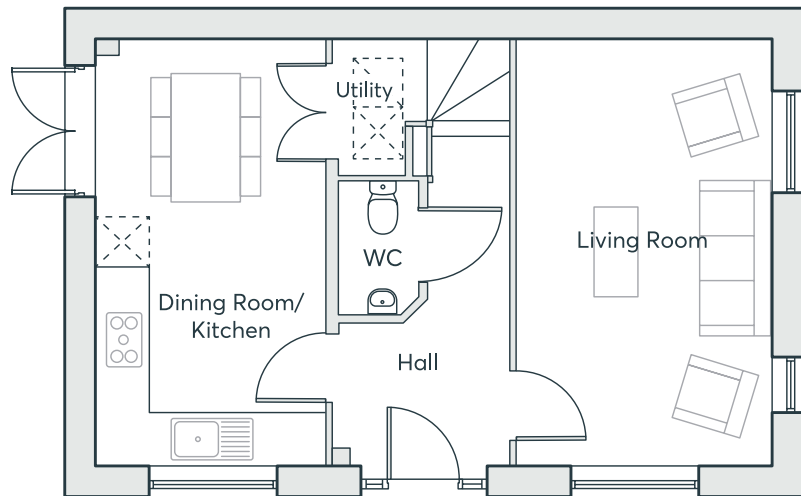
*Please refer to working drawings for exact locations

The Webster

First Floor



Ground Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.12m x 2.89m	7'0" x 9'6"
Kitchen	3.08m x 2.90m	10'1" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.61m x 0.74m	5'4" x 2'5"
WC	1.68m x 0.90m	5'6" x 2'11"

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"



The Kea

922 sq. ft.

- 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

Bedrooms

3

Bathrooms

2

Property type

Detached

Find this home on the site plan

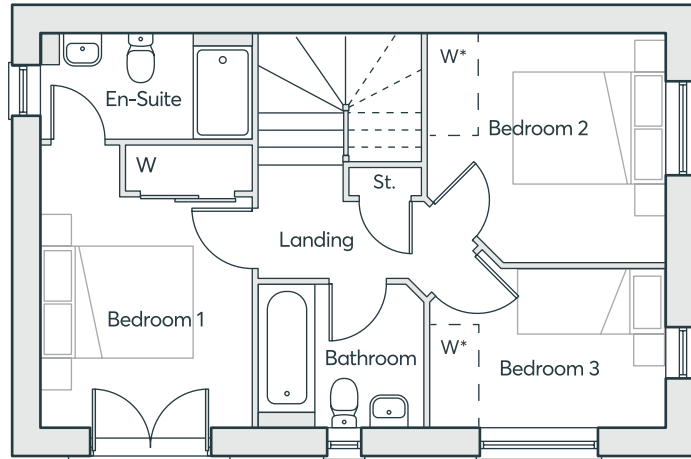


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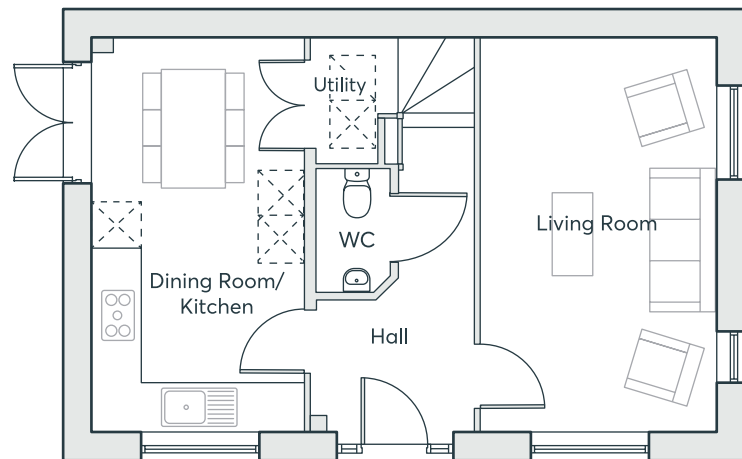
*Please refer to working drawings for exact locations

The Kea

First Floor



Ground Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	2.12m x 2.89m	7'0" x 9'6"
Kitchen	3.08m x 2.90m	10'1" x 9'6"
Living	5.20m x 3.06m	17'1" x 10'0"
Utility	1.61m x 0.74m	5'4" x 2'5"
WC	1.68m x 0.90m	5'6" x 2'11"

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"

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The Nina

758 sq. ft.

- Living room with French doors opening onto the rear garden
- Open plan kitchen/dining room
- Main bedroom with en-suite and built-in wardrobe
- Second double bedroom
- Fully fitted main bathroom
- Double glazing and high-performance insulation throughout
- 10 year New Home warranty
- PV solar panels

Bedrooms

2

Bathrooms

2

Property type

Semi-detached

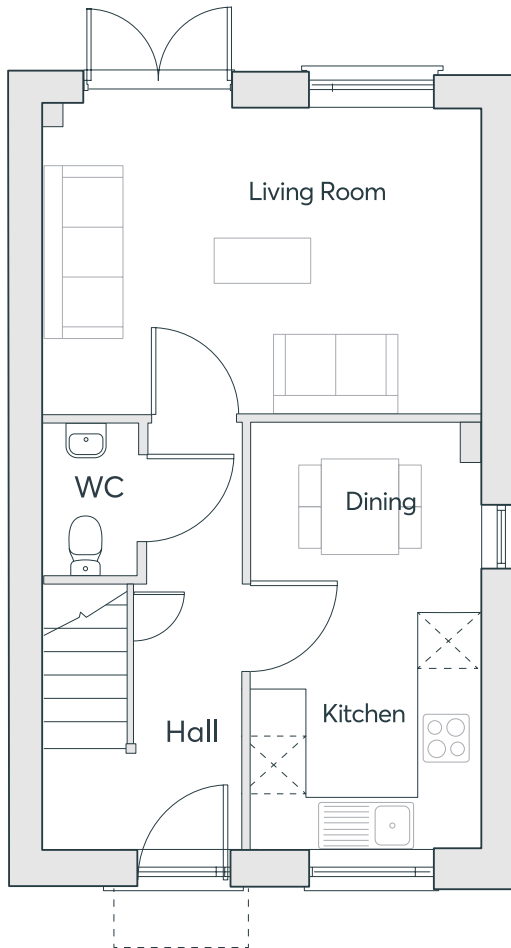
Find this home on the site plan



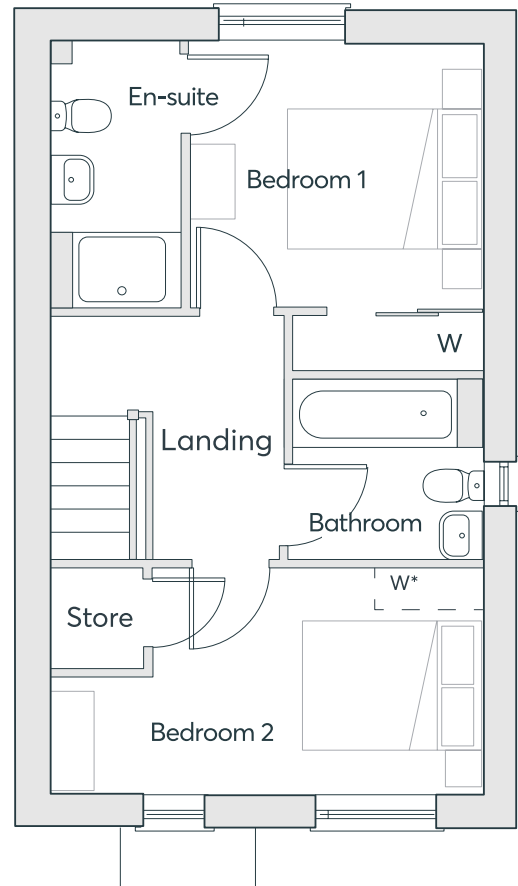
*Please refer to working drawings for exact locations

The Nina

Ground Floor



First Floor



*Optional wardrobe at an additional cost

Ground Floor

Dining	1.91m x 2.36m	6'3" x 7'9"
Kitchen	2.55m x 2.36m	8'4" x 7'9"
Living	3.24m x 4.53m	10'7" x 14'10"
WC	1.60m x 0.98m	5'3" x 3'3"

First Floor

Bedroom 1	2.76m x 3.08m	9'1" x 10'1"
En-suite	2.76m x 1.36m	9'1" x 4'6"
Bedroom 2	2.33m x 4.53m	7'8" x 14'10"
Bathroom	1.85m x 1.88m	6'1" x 6'2"

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Your site

Make sure to pinch and zoom!



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Please speak to a member of the Sales Team if you
require this brochure in an alternative format.

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