



Plot 42 Steeples Green, Pickford Green Lane, Eastern Green

Guide Price £350,000





## PROPERTY OVERVIEW

### Plot 42 - The Bungalow

Ready to occupy January 2024 - AVAILABLE TO RESERVE NOW!

Introducing this exquisite two-bedroom detached bungalow expertly crafted by renowned developers, Lagan Homes. Offering a fresh perspective on modern living, this property is accompanied by a 10-year new build guaranty, ensuring peace of mind for the discerning homeowner.

Upon entering, the bright and spacious entrance hallway warmly welcomes you into this remarkable abode. The open plan kitchen and dining area effortlessly combine style and functionality, ideal for both casual meals and entertaining guests. Adjacent to this, the generously proportioned living room boasts French doors that gracefully unfold to reveal the tranquil rear garden, elegantly blending indoor and outdoor spaces.



The principal bedroom, epitomising comfort and relaxation, is complemented by the luxurious ensuite bathroom. As you explore further, you will find ample storage throughout the property, providing practical solutions to effortlessly declutter your surroundings.

Completing the idyllic picture is the well-manicured lawn garden, perfect for enjoying balmy summer evenings and providing a serene haven for relaxation. Additionally, the convenient carport ensures hassle-free parking for up to two vehicles.

With its impeccable design and desirable location, this delightful bungalow offers an exceptional opportunity to acquire a stylish and sophisticated property that ticks all the boxes for the modern homeowner.

#### **Dimensions**

Living Room - 3.94 m x 3.80 m 12'11" x 12'6"

Kitchen / Dining Room - 4.56 m x 3.20 m 15'0" x 10'6"

Bedroom 1 - 3.80 m x 2.91 m 12'6" x 9'7"

Bedroom 2 - 3.30 m x 2.77 m 10'10" x 9'1"



## Welcome to Steeples Green by Lagan Homes

An exciting new development of 2,3,4 and 5-bedroom homes in Eastern Green. Offering a mix of house styles to suit all lifestyles, these beautifully built homes are built to Lagan Homes' exacting standards, combining exemplary design with meticulous attention to detail, creating exceptional homes in a fantastic location. This leafy suburb has a range of amenities close by, yet you are also only five miles from the centre of Coventry.

Named UK City of Culture in 2021, Coventry is an exciting and vibrant place to live, with so much on offer for work, rest and play. Today, this second largest city in the West Midlands is home to a whole host of arts, leisure, sports and cultural venues.

### Why Buy New Build?

Purchasing a new build property offers an array of compelling advantages that make it an excellent choice for homebuyers. These properties are designed with modern aesthetics and the latest construction techniques, ensuring optimal energy efficiency and a contemporary living experience. By choosing a new build, you're free from the wear and tear associated with older homes, and you can enjoy the peace of mind that comes with brand-new appliances, plumbing, and electrical systems. Additionally, developers often provide customizable options, allowing you to tailor certain aspects of the property to your preferences. With warranties covering structural integrity and essential systems, you can confidently embark on a homeownership journey with reduced maintenance worries. In sum, a new build property promises not only a comfortable and cutting-edge lifestyle but also long-term value and a seamless transition into your new home.



### How Can We Help?

Whether you are a first-time buyer looking to get onto the property ladder, or simply making your next move, we are here to help. Speak to us today to see how we can help with your next move!

*Disclaimer - The dimensions of irregular shaped rooms are shown to maximum measurements and have been calculated from architects plans and may vary during construction. The plans above are representative of this house type, however each property may vary. The plans are not to scale and are for identification purposes only. \*Terms and conditions apply. Save £thousands with the Make It Your Own Package incentive available on selected homes only, based on reservations taken between 01 August 2023 and 30 September 2023. This offer is available on selected developments and plots only and cannot be used in conjunction with any other Lagan Homes offer. We reserve the right to amend or withdraw an offer at any time prior to payment of a reservation fee. Please speak to one of our Sales Advisors if you have any questions or queries regarding this offer. Subject to individual lender terms and conditions.*



#### PROPERTY LOCATION.

This leafy suburb has a range of amenities close by, yet you are also only five miles from the centre of Coventry. Just a short drive out of the city you will find the spectacular Kenilworth Castle and Elizabethan Garden. This stunning English Heritage site is one of Britain's largest, dating back around 900 years. With its medieval keep, Tudor towers with stunning views and also the beautiful garden to explore, it offers a fantastic day out for all the family. The beautiful green open space at Coombe Abbey Park is easily accessible from Steeples Green, just a 26 minute drive away, offering 500 acres of woodland to explore, dog walking, wildlife spotting and fishing. The area enjoys fantastic transport links. For commuters, Coventry train station provides fast and frequent services to major destinations including London Euston in under an hour and Birmingham New Street in as little as 22 minutes. For travelling by road, the development is only around 13 minutes' drive from the M6/M42 interchange via the A452, whilst the M1 is also within easy reach, approximately 21 miles to the west via the M45. For international travel, Birmingham Airport is less than 15 minutes away by car.



- Two Bedroom Detached Bungalow
- Built By Lagan Homes
- 10 Year New Build Guarantee
- Open Plan Kitchen / Diner
- Living Room
- Principal Bedroom With Ensuite
- Family Bathroom
- Lawn Rear Garden
- Carport Providing Parking For Two Vehicles



**ENTRANCE HALLWAY**

**LIVING ROOM**

12' 11" x 12' 6" (3.94m x 3.80m)

**KITCHEN/DINING ROOM**

14' 11" x 10' 6" (4.56m x 3.20m)

**PRINCIPAL BEDROOM**

12' 6" x 9' 7" (3.80m x 2.91m)

**ENSUITE**

**BEDROOM TWO**

10' 10" x 9' 1" (3.30m x 2.77m)

**BATHROOM**

**OUTSIDE THE PROPERTY**

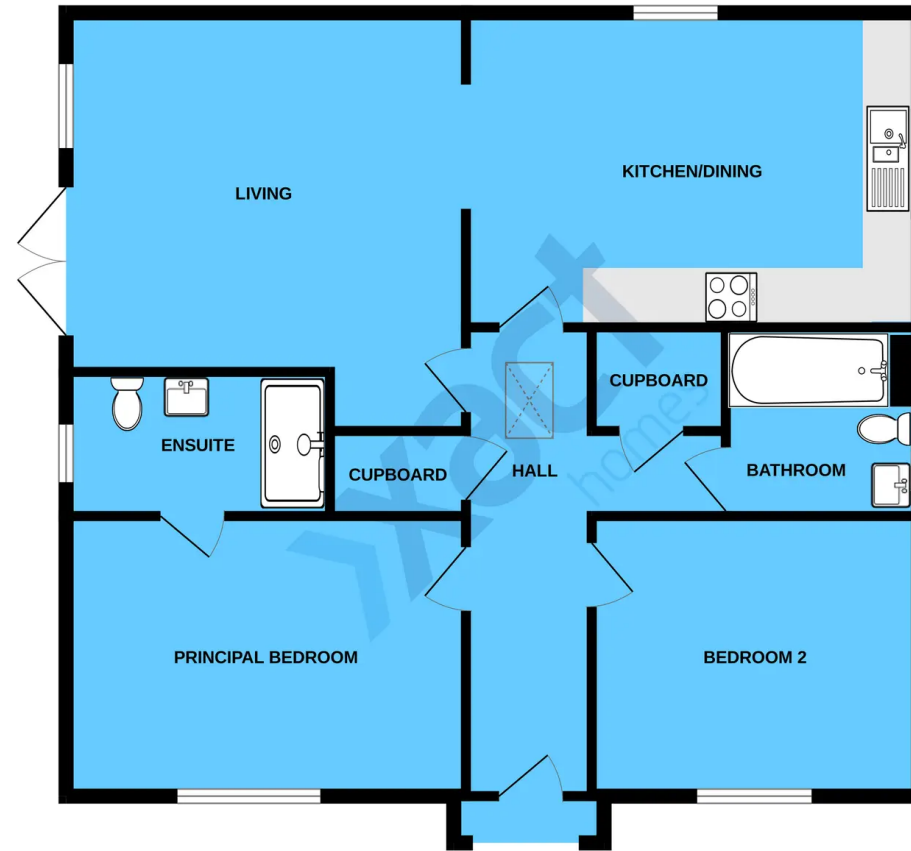
**CARPORT**

**MONEY LAUNDERING REGULATIONS**

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulations, will be appreciated and assist with the smooth progression of the sale.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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