Forest Gardens

Coalville

ASPECTS Homes

EVERY ASPECT CONSIDERED



Our Story

Homes built to **last**.

When you choose an Aspects home, you're choosing three decades of experience - experience that shapes every decision, from the way your rooms are laid out to the finishing details you'll notice and appreciate for years to come.

We embrace new ideas and innovation, but we never compromise on the standards that matter most to you.

Every home we build is designed for the way you actually live. Carefully planned interiors that make daily life just work. Craftsmanship in every detail, so your home feels as good in ten years' time as it does on the day you move in.

Every aspect considered.

Location

Forest Gardens
Church View, Coalville, Leicestershire, LE67 3FZ

Situated in the sought-after market town of Coalville in the heart of Leicestershire, Forest Gardens offers a selection of two and three bedroom bungalows, designed with modern living in mind.

This distinctive over 55's development totals 24 new homes with prices starting from £270,000, finished to a high specification with generously sized gardens, garaging and private parking.

Every home is designed with the local area in mind, encompassing traditional features and stylish design.

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.



Site Plan



This exclusive development of brick built bungalows has been carefully designed to combine modern efficiency with timeless appeal.

Each home features high-specification kitchens, quality finishes throughout, and the comfort of underfloor heating. Built with energy efficiency in mind, these properties are exceptionally economical to run while providing a warm and comfortable living environment all year round.

With neat private gardens and a peaceful setting, Forest Gardens offers a stylish yet practical place to call home — a private, well-planned community designed for relaxed, contemporary living.

The Charnwood

£ 290,000

Plots 1 & 2

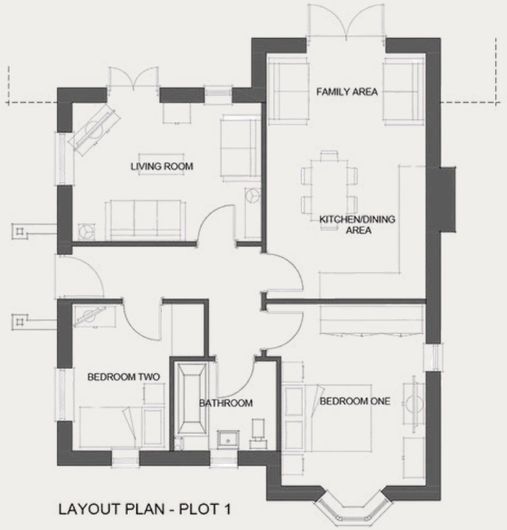
Opposite: 2

A beautifully designed detached 2-bedroom bungalow, featuring generous living space, two well-proportioned bedrooms, and off-road parking. Part of the peaceful Forest Gardens development, it combines modern comfort with a serene, landscaped setting.













Ground Floor

Approximate Dimensions

Room	Metres
Living Room	3.1 x 4.3
Kitchen / Diner	5.5 x 3.5
Bathroom	2.0 x 2.3
Bedroom 1	4.1 x 3.2
Bedroom 2	2.1 x 3.3

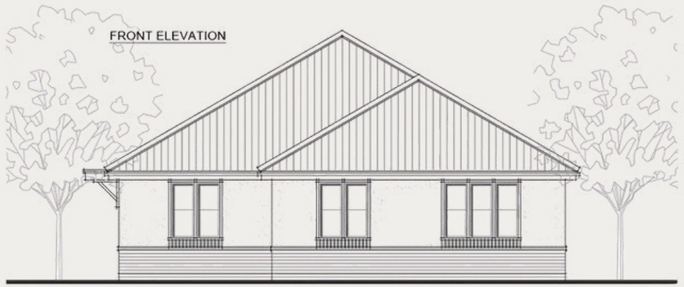
The Bardon

£395,000

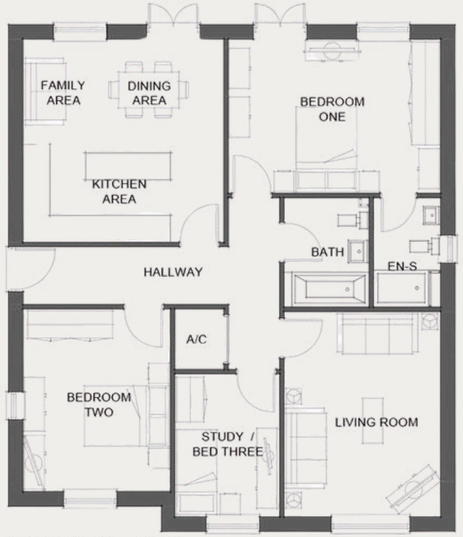
Plot 7

This 3-bedroom detached bungalow blends contemporary living with comfort and style. Boasting three generous bedrooms, open-plan living spaces, and off-road parking, it forms part of the tranquil Forest Gardens development, surrounded by landscaped gardens and a peaceful, welcoming setting.



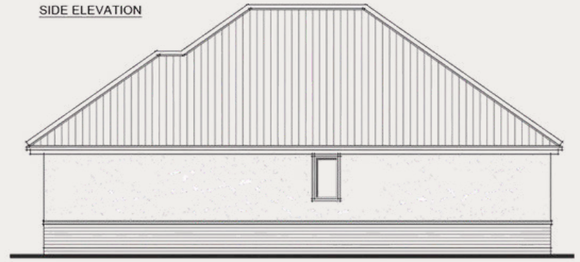






LAYOUT PLAN - PLOT 7





Ground Floor

Approximate Dimensions

Room	Metres
Living Room	3.4 x 4.3
Kitchen / Diner	4.4 x 4.2
Bathroom	2.4 x 1.7
Bedroom 1	4.9 x 3.7
Ensuite	1.6 x 2.4
Bedroom 2	4.0 x 3.2
Bedroom 3	3.2 x 2.3

The Newbridge £395,000

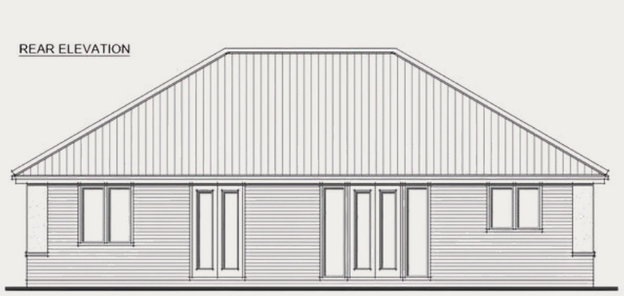
Plots 9 & 10

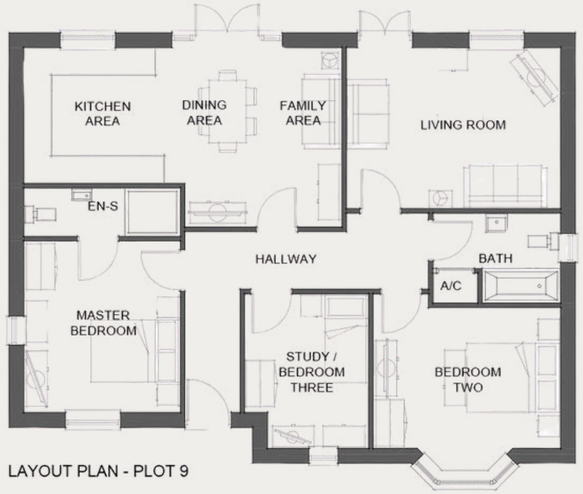
Opposite: 10

A beautifully designed 3-bedroom detached bungalow, featuring a spacious open-plan kitchen, dining, and family area perfect for modern living. The master bedroom includes a stylish ensuite, complemented by two further well-proportioned bedrooms and off-road parking. Part of the tranquil Forest Gardens development, it is set within landscaped gardens and a serene, welcoming environment.

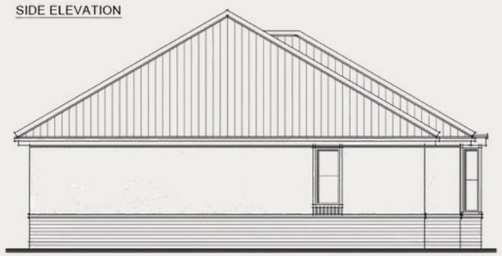


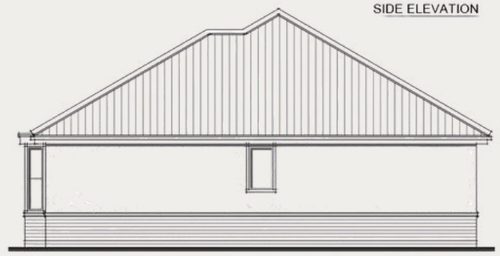






LAYOUT PLAN - PLOT 9





Ground Floor

Approximate Dimensions

Room	Metres
Living Room	3.6 x 4.6
Kitchen / Diner	3.8 x 6.8
Bathroom	2.8 x 1.9
Bedroom 1	3.4 x 3.7
Ensuite	1.0 x 3.4
Bedroom 2	4.1 x 2.9
Bedroom 3	3.5 x 3.3

The Ravenstone from £397,000

Plots 12

A beautifully designed 3-bedroom detached bungalow, featuring a spacious open-plan kitchen, dining, and family area perfect for modern living. The master bedroom includes a stylish ensuite, complemented by two further well-proportioned bedrooms and off-road parking. Part of the tranquil Forest Gardens development, it is set within landscaped gardens and a serene, welcoming environment.





Ground Floor

Approximate Dimensions

Room	Metres
Living Room	3.6 x 3.8
Kitchen / Diner	5.5 x 3.3
Bathroom	2.4 x 2.3
Bedroom 1	3.8 x 3.5
Ensuite	1.1 x 2.8
Bedroom 2	3.6 x 3.7
Bedroom 3	2.8 x 2.3

The Willow

from £395,000

Plots 16, 21, 24

Opposite: 24
*16 is reserved**

A delightful 3-bedroom detached bungalow with spacious, light-filled living areas and a modern kitchen. Featuring three comfortable bedrooms and off-road parking, it is situated within the calm and welcoming Forest Gardens development.





Ground Floor

Approximate Dimensions

Room	Metres
Living Room	3.6 x 4.6
Kitchen / Diner	6.8 x 3.8
Bathroom	2.8 x 1.9
Bedroom 1	3.7 x 3.4
Ensuite	1.0 x 3.4
Bedroom 2	4.1 x 2.9
Bedroom 3	3.3 x 2.5



The Specification

At Aspects Homes, we use only the highest-quality appliances, fittings, and materials, ensuring every detail meets our exacting standards. Each element is carefully selected to respect the traditional character and heritage of the local area, while being seamlessly combined with contemporary, stylish design.
***Choice available dependent on the stage of build.**

Kitchen

- High quality fitted units*
- Silestone Quartz work surfaces*
- Appliances by CDA:
- Induction hob & extractor
- Integrated double oven
- Integrated fridge freezer
- Integrated dishwasher

Bathrooms, En-Suites & WC

- High quality white sanitary ware throughout
- Chrome fittings throughout
- LVT & porcelain tiling to floors & specified wall areas*
- Bath to bathroom (shower cubicles on request*)
- Double head showers to bathroom & en-suite where applicable

Utility

- LVT or porcelain floor tiles*
- Silestone Quartz work surfaces & upstands where applicable*
- Plumbing & electrics for a washing machine & tumble dryer – integrated available at request*

Media & Electrical

- TV points to lounge, living area, bedrooms 1 & 2
- Telephone point
- Recessed LED downlights*
- Pendant lighting*
- White sockets & switches*

Heating & Hot Water

- Air Source central heating system
- Fully programmable underfloor heating
- Thermostatically controlled radiators upstairs (two storey homes only)

Windows & Doors

- High-quality composite double glazed windows & doors
- French or glass sliding doors to the garden
- Single garage with electric sectional doors

Flooring

- LVT or porcelain floor tiles*
- Feature sink splash back to W/C
- Porcelain half wall tiles to bathroom and en-suite with wet area full feature wall*

Internal joinery

- Oak internal doors with brushed stainless steel hardware

Security

- Security alarms
- Smoke alarms
- Carbon Monoxide detectors
- Window locks to non-escape windows
- Multi-point locking system to all external doors

External

- Landscaped & turfed front gardens
- Paved patio & pathways
- Block paving to driveways & parking areas
- 6ft close board fencing with side access gate to garden
- Automatic external front & rear PIR lighting
- Lighting & power to garage
- Electric car charging point

Quality Assured

- 10-year Warranty provided by ICW
- We subscribe to the Consumer Code for Homebuilders

Quality Assured

We are a registered housebuilder with Premier Guarantee, LABC and NHBC 10-year warranty providers & subscribe to the Consumer Code for Homebuilders. You can therefore rest assured that every home has been built to the highest standards
For more information please visit www.consumercode.co.uk

The Small Print

- All measurements must be treated as approximate & for general guidance only.
- Please note that furniture, including wardrobes, is not supplied by the developer as standard & any representation of furniture & kitchen layout on the plans is indicative only.
- Photographs & computer generated images are used for illustrative purposed only & are used to convey the style of an Aspects Homes property. These may not represent the exact final appearance of the scheme.
- Elevations & individual features such as windows, doors, building materials, & soft landscaping may vary.
- The Site Plan is intended for illustrative purposed only, construction & landscaping details can change during the development course. Trees & planting shown are indicative & actual numbers & positions may vary.
- Exact property boundaries may vary from the Site Plan.
- Customers may alter the specification of * items if homes are purchased off plan / within the time limit set by the developer, **dependant** of stage of build – please get in contact for further information on personalising your specification.
- The developer reserves the right to alter & amend the information given in the brochure at any time during the construction process.

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