



Sales



3 Bedroom House

**Orchard View | Hugglescote | The
Maple**

£116,000

Contact Us

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Full Description

3 bed 1 bathroom

The Maple: A 3-Bedroom House at Orchard View, Hugglescote

Emh Sales is delighted to present **The Maple**, a brand-new, 3-bedroom house located at Orchard View. Orchard View offers affordable Shared Ownership homes, perfect for those seeking comfortable living with a touch of countryside charm. Enjoy the peacefulness of rural life with the convenience of nearby towns. Each home features a fitted kitchen, turfed rear garden, off-road parking, and beautiful fixtures and fittings. Plus, a welcoming community awaits you right on your doorstep.

3-Bedroom Home Video Tour

An example of the 3-bedroom home's interior can be viewed [here](#). This video was recorded in a former show home which has now been sold. While the specific plot featured is no longer available and may differ from homes currently released for sale, the internal layout shown is representative of all 3-bedroom homes on the development. Please note that kitchen colours, finishes and decorative choices may vary between properties.

Homes Available: Plots 379, 392

These homes are available through New Model Shared Ownership (NMSO), helping to make homeownership more accessible.

- **£116,000 for a 40% share** (based on a full market value of £290,000)
- **Rent:** £398.75 pcm
- Shares available from 10% to 75%, subject to affordability assessment

For further examples of share values and costs, please refer to the Key Information Document. **Key Benefits:**

- Purchase from as little as 10%
- Flexible staircasing options
- 10-year repair support on your new-build home
- 990-year lease for long-term security

About the Area: Hugglescote

Hugglescote, a village nestled along the River Sence in North West Leicestershire, offers a unique blend of rural charm and convenient access to urban amenities. Just a mile south of Coalville's town centre, Hugglescote seamlessly integrates with the town. While not technically part of Coalville, it enjoys all the benefits the town has to offer. Coalville, once a centre for mining, has undergone a remarkable transformation. Today, it sits at the heart of The National Forest, boasting reclaimed landscapes and scenic nature walks. Explore hidden gems like Snibston Country Park and Nature's Alive within the town itself. Hugglescote offers all the essentials for comfortable living. You'll find a well-regarded primary school, a community centre, convenient shops (one with a post office), churches, and a variety of dining options, including takeaways. With its rich history, beautiful surroundings, and friendly community, Hugglescote might just be the village you've been searching for.

Applying for Your New Home

[Apply online](#) As part of your application, you'll complete a simple affordability assessment to ensure the home is right for you before arranging a viewing. You can read more about the process [here](#) Homes are offered on a first-come, first-served basis, so we recommend applying early to avoid missing out. If you need any support, our team is here to guide you through every step of the process.

How We Support Your Move

We pride ourselves on delivering excellent customer service. Thanks to feedback from our customers, we have been awarded the *In-house Gold Award*, recognising a 90%+ customer recommendation score. To learn more about Shared Ownership and check your eligibility, please [click here](#). *Please note: The video and images shown are from a former show home and are provided for illustrative purposes only. The property featured has now been sold and may differ from the homes currently available. Whilst the layout is representative of this house type, specifications, fixtures, fittings, furnishings, finishes, kitchen colours and decorative choices may vary and items shown may not be included.*

Features

- Three bedrooms
- Carpets included (Plots 379, 392)
- Fitted kitchen with upstands and a stainless steel splashback behind the hob
- Built in stainless steel oven, hob and cooker hood
- Integrated fridge freezer, dishwasher and washing machine
- Utility room
- Fitted bathroom and WC with splashback tiling and chrome heated towel rail
- Gas central heating
- Solar panels
- Energy efficient lights
- Heat, smoke and Co2 alarms
- Rear garden laid to lawn
- Electric vehicle charging point
- Off road parking for two cars

Location

Floorplans



THE MAPLE
3 BEDROOM SEMI DETACHED
Shared Ownership

Plots 256, 379 & 392



GROUND FLOOR

Living room
5.5m x 5.2m
Kitchen / Dining area
5.5m x 5.1m

FIRST FLOOR

Bedroom 1
2.7m x 4.8m
Bedroom 2
3.1m x 3.8m
Bedroom 3
2.7m x 3.1m

Proposals are computer generated. While these plans have been prepared with all due care for the convenience of the intending purchaser, please refer to a member of the sales team for exact details of layout and specification.
©2023 was made on the basis of the information provided. The information is not intended to be a contract. Actual positions for each plot number may vary. Please refer to the relevant plot number for the exact details.
All measurements should be treated as a guide only as taken from a working drawing.
Rooms and plots will be handed over as represented here and on the floor plan. Your Sales & Marketing Consultant can provide details on these conditions.