24 Abbotts Oak Drive, Coalville, Leicestershire, LE67 4SA

£415,000

01530 838338 **sinclair**estateagents.co.uk

Property at a glance

- L-Shaped Lounge/Diner
- Conservatory & Ground Floor Study
- Contemporary Dining Kitchen
- Council Tax Band*: D
- Three Bedrooms, Three Attic Rooms
- Modern Bathrooms
- Substantial Rear Garden Plot
- Price: £415,000

Overview

A STUNNING AND SUBSTANTIAL THREE BEDROOM DETACHED BUNGALOW HAVING UNDERGONE A SIGNIFICANT RENOVATION AND ALTERATION OFFERING THREE ADDITIONAL ATTIC ROOMS (CURRENTLY EBING USED AS TWO BEDROOMS AND A BATHROOM) WHEREBY AN EARLY INSPECTION COMES HIGHLY ADVISED IN ORDER TO AVOID DISAPPOINTMENT AS WELL AS TO FULLY APPRECIATE THIS EXCEPTIONAL HOME ON OFFER. One of the many outstanding features of this home is the stunning exceptional rear garden plot and driveway providing off road parking for multiple vehicles. Internal accommodation briefly comprises: entrance porch through to entrance hall with L- shape living room diner along with extended conservatory, modern breakfast kitchen, three bedrooms and a family bathroom located on the ground floor whilst stairs rise to the first floor offering further two attic rooms (currently used as bedrooms) and an additional attic room (currently being used as a contemporary bathroom). Externally the aforementioned garden is a particular feature due to its size and presentation offering a wealth of outside space being beautifully landscaped whilst the large gravelled driveway provides off road parking for multiple vehicles leading to an over sized single garage. Additional benefits include double glazing and gas central heating. DO NOT DELAY IN ARRANGING YOUR VIEWING OF THIS PROPERTY TODAY. EPC RATING D.

Location**

Coalville is one of the main towns of North West Leicestershire situated between Leicester and Burton upon Trent being excellently placed for both the M1 and A/M42 motorways which enable swift and easy access to the cities of the East and West Midlands as well as London and the North. It boasts a wide range of shopping, educational and leisure facilities and enjoys an enviable location in the heart of the National Forest whilst bordering Charnwood Forest to the east and Sence Valley Forest Park to the south. Nearest Airport: East Midlands (9.5 miles) Nearest Train Station: Leicester (13.8 miles) Nearest City: Leicester (12.4 miles) Nearest Motorway Access: M1(J22) A/M42 (J13)

** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor

First Floor

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Detailed Accommodation

GROUND FLOOR

Entrance Porch
Having multiple double glazed uPVC windows with double glazed access door, tiled flooring and ceiling spot lights.

Entrance Hall
Having double glazed opaque window and oak glazed front access door with radiator and stairs rising to the first floor along with ceiling coving.

Living Room
22'2" x 10'9" x 19'3" x 9'9" (6.76m x 3.28m x 5.87m x 2.97m)
Having double glazed fronted window with two radiators, ceiling coving, feature fireplace housing gas fire with marble hearth inset and surround along with wall mounted lights. Having double glazed sliding doors into the conservatory.

Fitted Breakfast Kitchen
14'1" x 10'8" (4.29m x 3.25m)
Having a range of modern wall and base units with matching island breakfast bar, integrated oven and grill with four ring gas hob, extractor, integrated fridge freezer and integrated dishwasher, stainless steel sink and drainer with mixer tap. Under stair utility cupboard housing washing machine with plumbing, ceiling spot lights, radiator, tiled flooring and metro tiled splash back with double glazed window to front elevation and double glazed door to the garden.

Bathroom
Is a three price white suite comprising of a P-shape panel bath with electric shower over bath, dual flush w.c, wash hand basin, chrome heated towel rail, double glazed opaque window, tiled flooring and partly tiled walls with ceiling spot lights.

Conservatory
12'0" x 11'5" (3.66m x 3.48m)
Having double glazed side elevated window with double glazed sliding doors onto garden, laminate flooring, wall mounted lights and feature ceiling spot lights.

Bedroom
8'8" x 7'9" (2.64m x 2.36m)
Having double glazed window with fitted blinds, radiator and ceiling coving.

Bedroom
11'8" x 11'0" (3.56m x 3.35m)
Having double glazed window with fitted blind, radiator and a range of built in wardrobes with hanging over head storage and mirrored sliding doors and ceiling coving.

Bedroom
11'9" x 10'9" (3.58m x 3.28m)
Having double glazed window with fitted blind, radiator and a range of built in wardrobes with hanging and over head storage with mirror sliding doors.

FIRST FLOOR

Attic Landing
Having ceiling spot lights, double glazed Velux window and storage cupboard.

Attic Room
11'7" x 18'4" (3.53m x 5.59m)
Having two double glazed Velux windows, radiator and ceiling spot lights.

Attic Room
11'6" x 12'5" (3.51m x 3.78m)
Having double glazed window with fitted roller blind and ceiling spot lights.

Attic Bathroom
Three piece white suite comprising Jacuzzi bath, feature vanity wash hand basin with dual flush w.c, double glazed Velux window, ceiling spot lights., extractor, chrome heated towel rail and tiled flooring.

OUTSIDE

Rear Garden
Is beautifully landscaped offering accommodation of block paved pathways and paved patio's with large lawned area with planted borders and shrubs all within an enclosed fenced boundary with garden shed, outside tap, power and double side gated access.

Garage
22'7"x 9'11" (6.88mx 3.02m)
Having twin timber front access doors light and power with rear courtesy door.

Driveway
Is a large gravelled area providing off road parking for multiple vehicles and block paved pathways.

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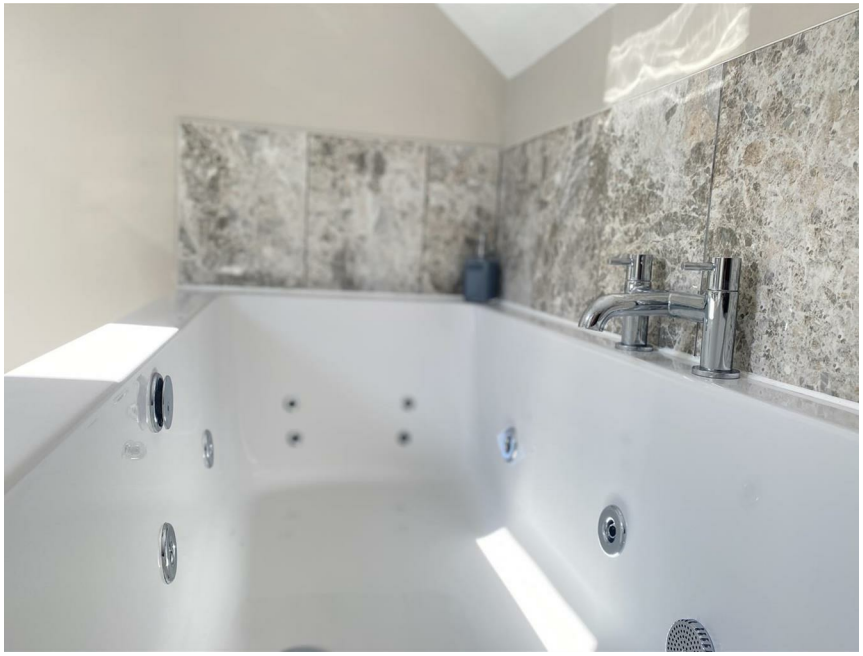

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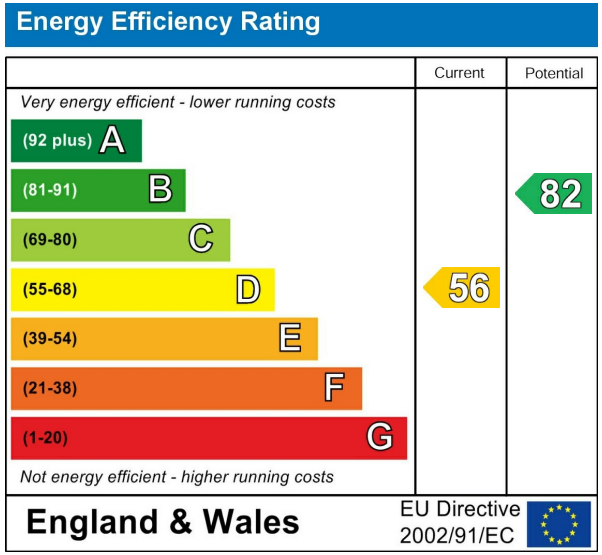

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All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers
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* Council Tax Band correct at the time of instruction. Taken from Directgov.uk
** All distances have been taken from Google maps and must be taken as approximate.

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Money Laundering
Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure
We are advised by the vendor(s) that the premises are Freehold

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Sinclair
3 Belvoir Road, Coalville, Leicestershire, LE67 3PD
Tel: 01530 838338
Email: coalville@sinclairestateagents.co.uk