





# Oakham Drive

## Coalville

- Four bedroom detached family home
- Dual-aspect lounge with an abundance of natural light
- Versatile family dining room or secondary sitting room
- Thoughtfully appointed breakfast kitchen
- Spacious four-piece family bathroom
- Immaculately maintained rear garden
- Integral double garage and ample parking
- EPC Rating C / Council Tax Band E / Freehold

### General Description

Boasting a wealth of accommodation across both floors, the property has been lovingly maintained by the current owners and now presents a brilliant blank canvas for those wishing to put their own stamp on a forever family home. With scope for extension or alteration (subject to necessary permissions), this is a home that can grow with your needs.

### Accommodation

A charming, hedge-lined frontage ensures privacy from the outset while providing ample driveway parking for multiple vehicles. Once inside, the home welcomes you with a spacious and inviting reception hall that sets the tone for the generous proportions to come. The ground floor hosts a traditional yet flexible layout, ideal for family life. A substantial dual-aspect lounge offers an abundance of natural light and a relaxing setting, while a versatile family dining room or secondary sitting room adds further flexibility to the living space. To the rear, a pleasant kitchen provides an ideal hub for day-to-day living, complemented by an adjacent utility room, convenient guest WC, access to the mature rear garden, and internal access to a superb integral double garage. Upstairs, the property continues to impress with four fantastic double bedrooms, three of which are enhanced by practical built-in storage solutions. The accommodation is completed by a spacious four-piece family bathroom, finished with quality tiling and designed to meet the needs of busy family life. Externally, the rear garden is a standout feature of this home. Immaculately maintained and thoughtfully arranged, it offers a blend of tactile slab-paved patio areas, green lawns, and established planting with mature evergreens and shrubbery along the borders.





### Location

Situated on Oakham Drive, the property enjoys easy access to a host of nearby amenities, including local shops, well-regarded schools, public parks, and scenic nature walks. Excellent commuter links are also within easy reach, ensuring both convenience and connectivity.

### Viewings

Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

### Tenure

Freehold.

### Services

We are advised that mains gas, electricity, water, and drainage are connected.

### Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ. Council Tax Band E.

### Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

### Money Laundering

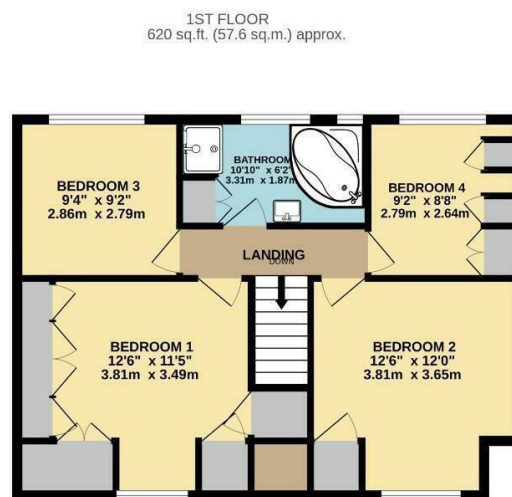
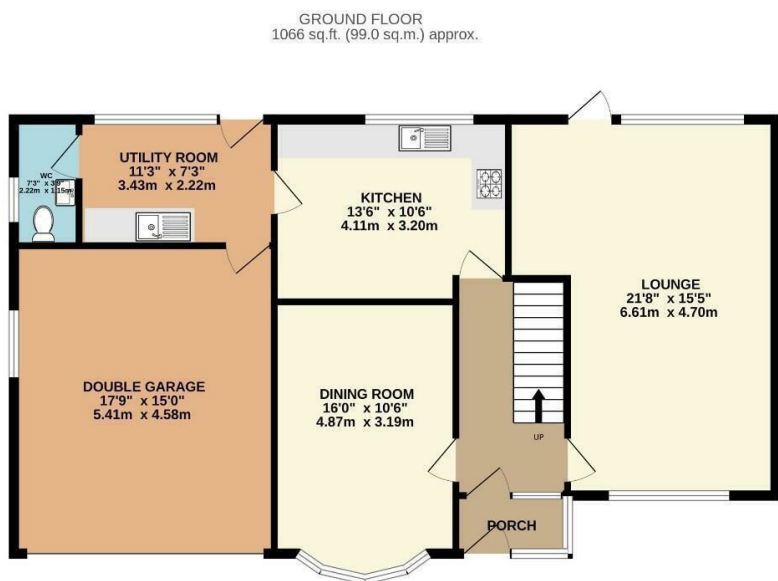
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

### General Note

These particulars whilst believed to be accurate set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.







TOTAL FLOOR AREA : 1686 sq.ft. (156.6 sq.m.) approx.

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.

Made with Metropix ©2025



The market is moving.

So can you.

Alexanders  
MarketMakers.