



68 Abbots Oak Drive
Coalville, LE67 4SA

Offers over £400,000



Brief Description

Situated in the desirable Coalville location, this EXTENDED DETACHED FAMILY HOME is a true gem. Sitting on a LARGE CORNER PLOT, this property is perfect for those looking for spacious accommodation and indoor-outdoor flow of this home which is perfect for modern living.

Spread over 2290sqm, this home offers EXTENSIVE ACCOMMODATION and a CONTEMPORARY FINISH throughout. The MULTIPLE RECEPTION ROOMS provide ample space for entertaining guests along with room for all of the family.

The luxurious master bedroom allows you to stay comfortable year-round with the AIR CONDITIONING SYSTEM along with RECENTLY FITTED MODERN EN-SUITE. A further CONTEMPORARY FAMILY BATHROOM serves the other DOUBLE BEDROOMS.

The light EXTENDED KITCHEN DINER is a chef's dream, with an extensive range of modern kitchen units along a breakfast bar dining area. Located off the kitchen a LARGE UTILITY ROOM which also provides front and rear access, along with access to the INTEGRAL DOUBLE GARAGE and a GROUND FLOOR WC, making daily life convenient and practical.

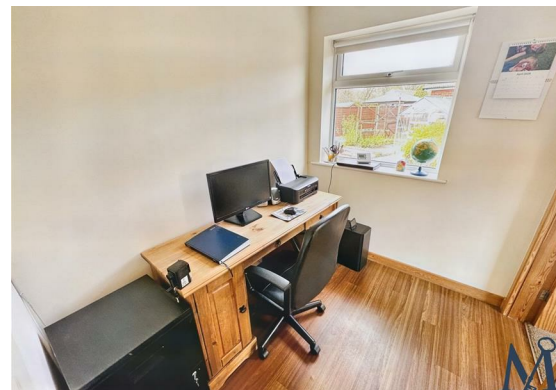
A SPACIOUS LIVING ROOM sits adjacent to and accessed via bi-fold doors which open up into an EXTENDED SITTING ROOM, which it turn opens onto the homes beautifully presented rear garden via French doors, providing plenty of relaxation space. The versatile separate FAMILY ROOM is perfect playroom or formal DINING ROOM. The extensive accommodation is concluded by a handy ground floor OFFICE SPACE.

Outside, the LOVINGLY LANDSCAPED FRONT AND REAR GARDENS create a beautiful oasis. The large CORNER PLOT allows for a SUBSTANTIAL DRIVEWAY and DOUBLE GARAGE. The established rear garden plot is perfect for outdoor entertaining. This wonderful property is a MUST SEE.

This property is CONVENIENTLY LOCATED near bars such as The Rock Bar & Café and The Lady Jane. Families will appreciate the proximity to Castle Rock, Forest Way School and Broom Leys Primary School.

Don't miss out on this incredible opportunity.





ON THE GROUND FLOOR

Entrance Porch

Entrance Hall

Living Room
11'6" 21'1" (3.51m 6.43m)

Sitting Room
11'6" x 13'5" (3.51m x 4.09m)

Family Room
10'4" x 15'9" (3.15m x 4.80m)

Study
6'3" x 7'1" (1.91m x 2.16m)

Kitchen Diner
10'11" x 22'3" (3.33m x 6.78m)

Utility Room
12'4" x 12'3" (3.76m x 3.73m)

Ground Floor WC

ON THE FIRST FLOOR

Landing

Master Bedroom
11'6" 12'10" (3.51m 3.91m)

En-Suite
4'11" x 5'5" (1.50m x 1.65m)

Bedroom Two
14'11" x 8'0" (4.55m x 2.44m)

Bedroom Three
10'10" 12'3" (3.30m 3.73m)

Bedroom Four
9'7" x 9'5" (2.92m x 2.87m)

Family Bathroom
10'5" x 5'5" (3.18m x 1.65m)

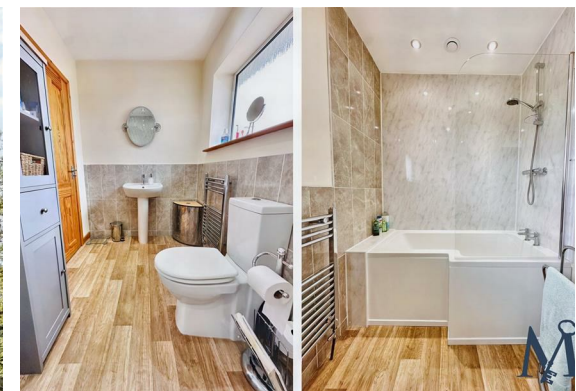
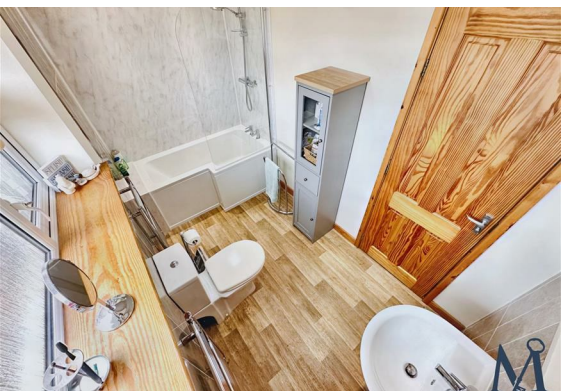
ON THE OUTSIDE

Rear Garden

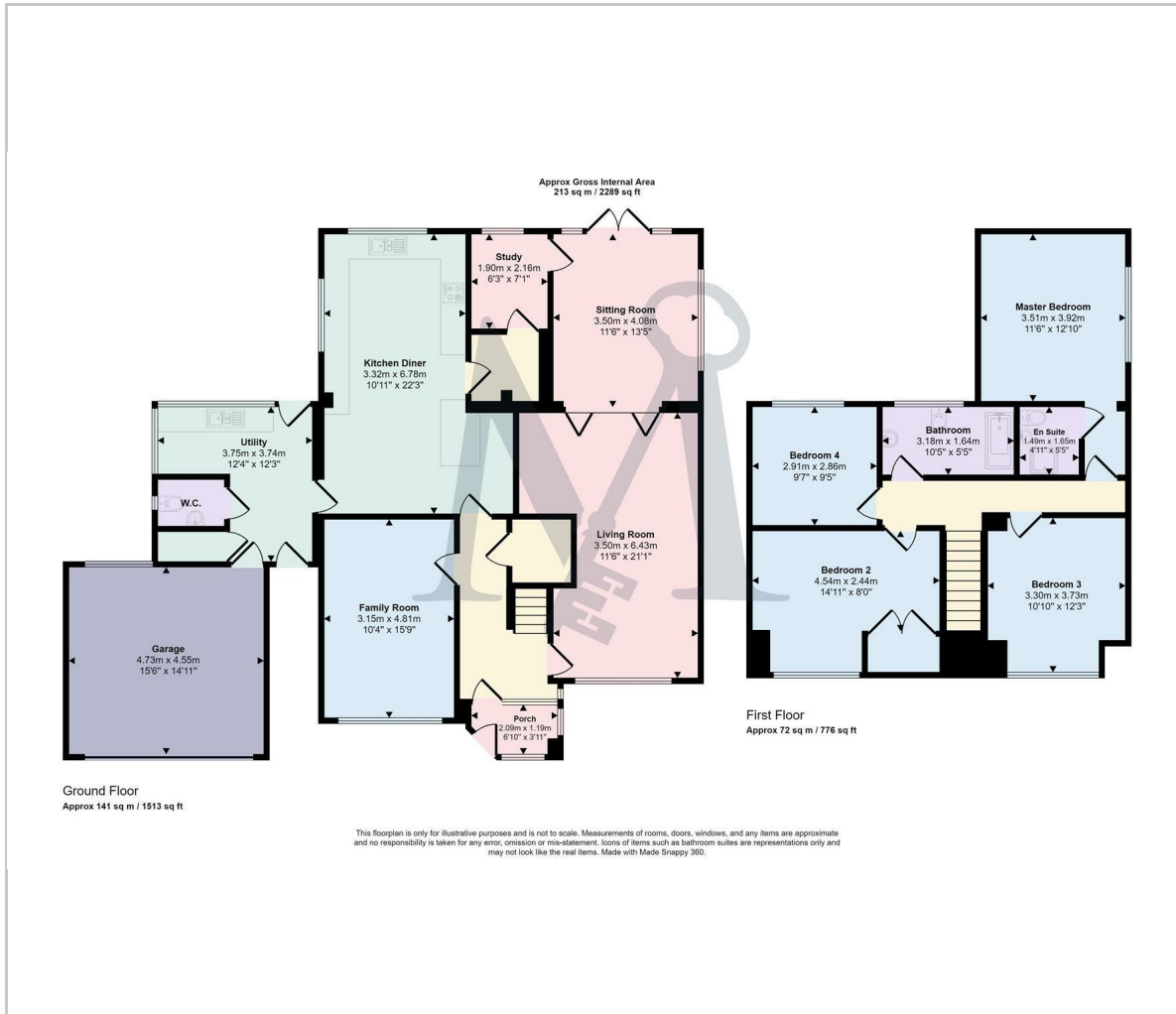
Front Garden

Driveway

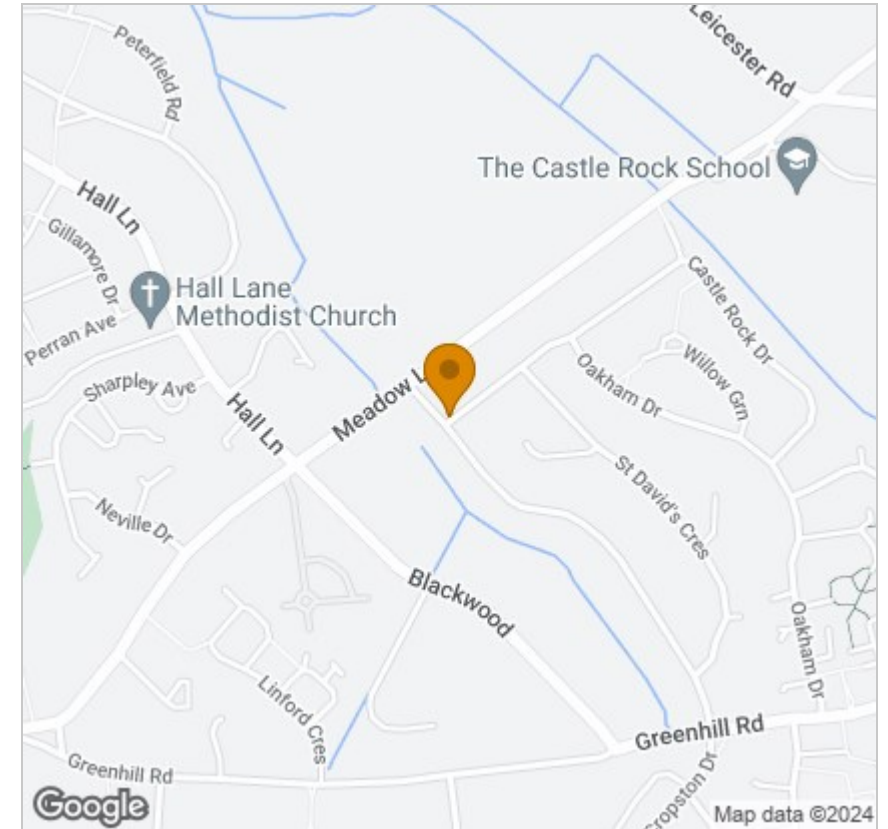
Double Garage
15'6" x 14'11" (4.72m x 4.55m)



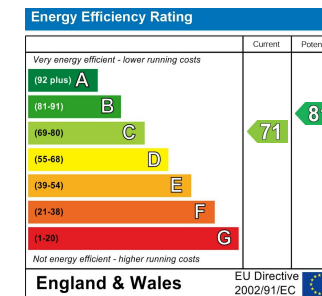
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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