



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.

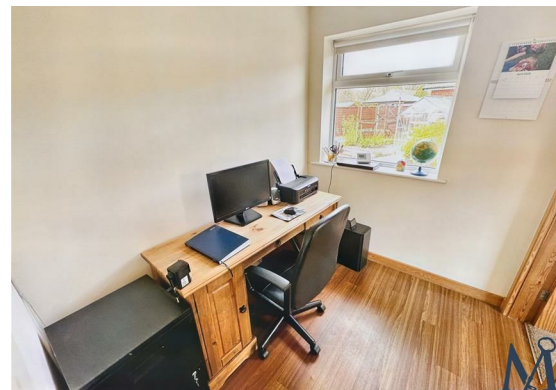
A **SPACIOUS LIVING ROOM** sits adjacent to and accessed via bi-fold doors which open up into an **EXTENDED SITTING ROOM**, which it turn opens onto the homes beautifully presented rear garden via French doors, providing plenty of relaxation space. The versatile separate **FAMILY ROOM** is perfect playroom 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)

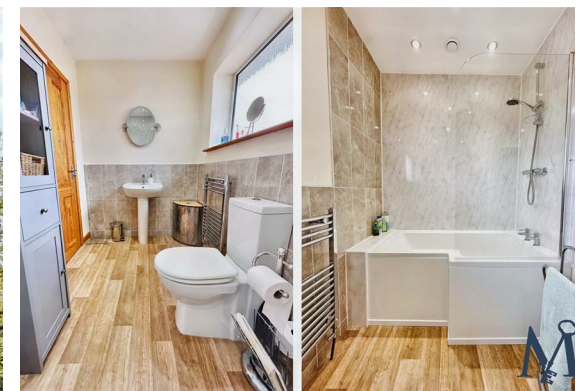
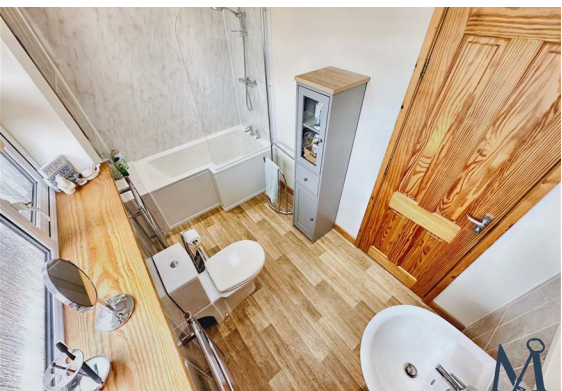
## ON THE OUTSIDE

Rear Garden

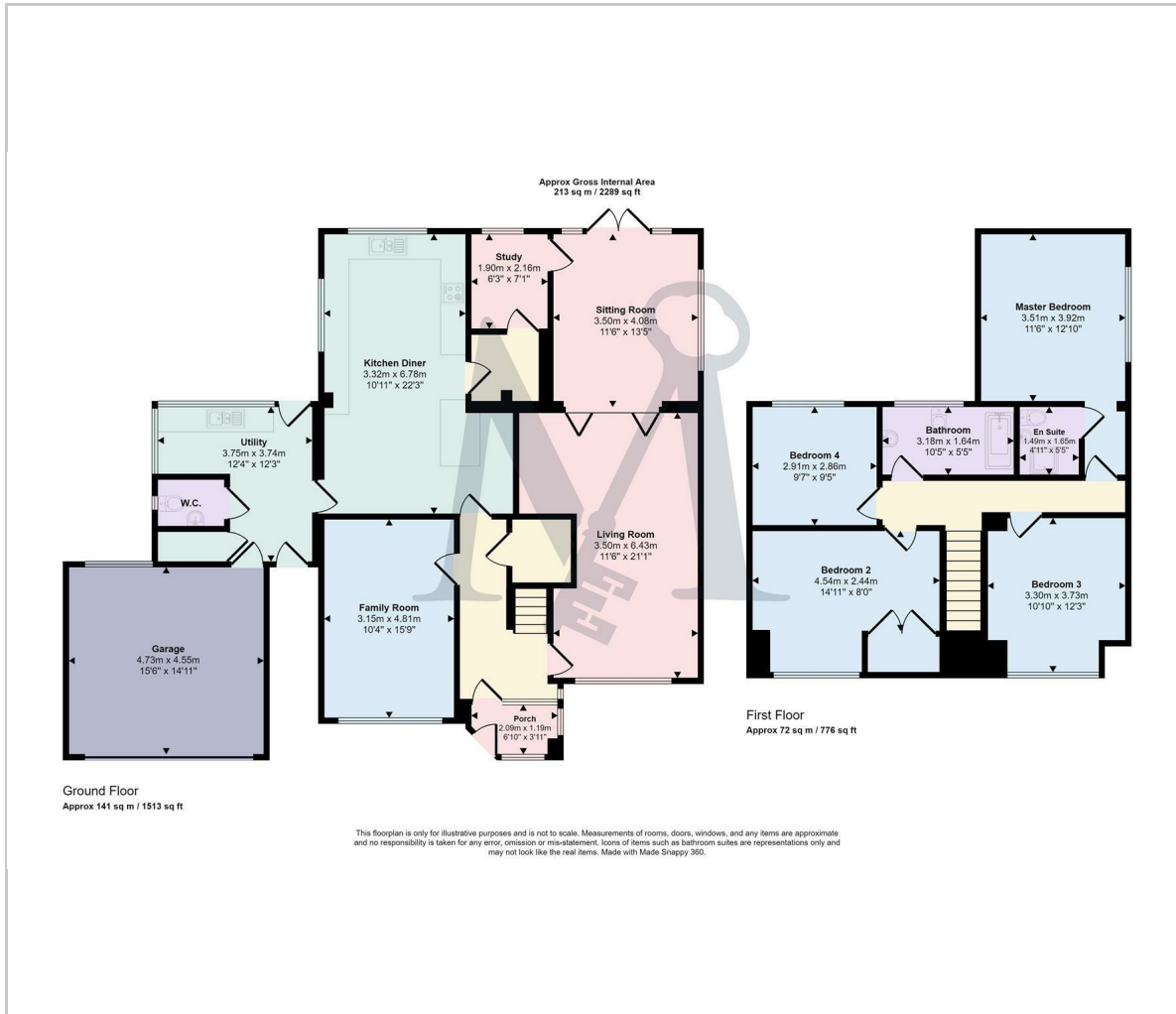
Front Garden

Driveway

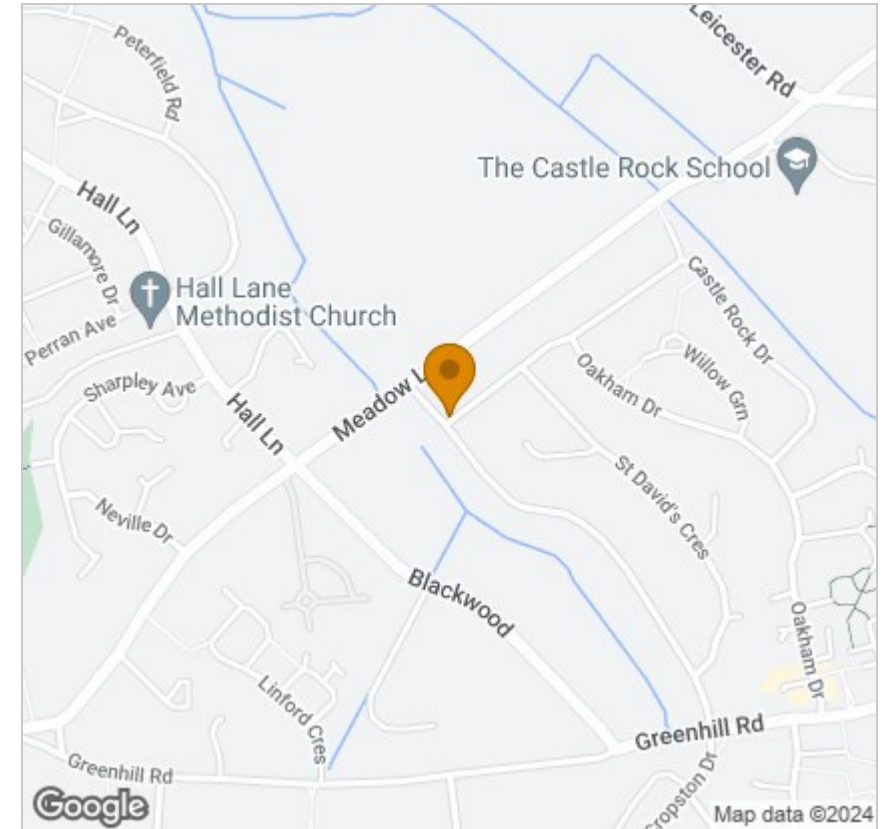
Double Garage  
15'6" x 14'11" (4.72m x 4.55m)



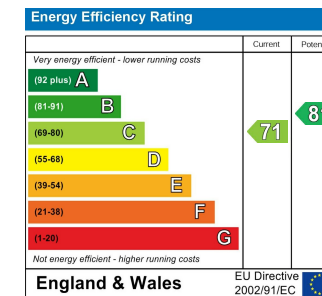
## Floor Plan



## 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.

These particulars, whilst believed to be accurate are 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 them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk