



3 Abbots Oak Drive
Coalville, LE67 4SB

£400,000



Brief Description

A CHARMING DETACHED house with plenty of potential for any growing family. This SPACIOUS PROPERTY boasts 4 bedrooms, modern shower room, and a generous 1,789 sq ft of living space. One of the standout features of this home is the EXPANSIVE SOUTH-WEST FACING REAR GARDEN which truly adds a special touch to this already lovely home.

Stepping inside, you are greeted by an inviting entrance porch with large fronted windows that flood the space with natural light. The entrance hall is equally impressive, with stairs leading to the first floor, a convenient storage cupboard, and a STRIKING FLOOR-TO-CEILING WINDOW.

The SPACIOUS LOUNGE, dining, family area is a versatile space, complete with a gas wood-burning stove effect fire for those cosy evenings in. Step through the rear glazed sliding patio doors and find yourself in the well-established garden.

The kitchen is equipped with a range of modern wall and base units, integrated appliances, and access to a CONVENIENT PANTRY STORE. The kitchen seamlessly flows into the utility room, and access to the DOUBLE GARAGE. A ground floor WC adds to the convenience of this well-designed home.

The first floor has FOUR WELL-PROPORTIONED BEDROOMS, each equipped with fitted wardrobes. The recently installed shower room features a CONTEMPORARY THREE-PIECE SUITE with a luxurious double shower complete with an overhead waterfall and handheld shower head.

Outside, BATHED IN SUNLIGHT, this large garden plot offers a serene escape with a large Indian sandstone patio. The well-maintained lawn is surrounded by planted borders, mature trees, and hedges, creating a PRIVATE OASIS with a rear tree line boundary. Additionally, a summer house and rear gated access provide convenience and charm to this outdoor space.

A BLOCK-PAVED DRIVEWAY offers space for several vehicles, the front garden is laid to lawn and the double garage with an up-and-over access door, light, and power supply is a practical addition to this already IMPRESSIVE HOME!





ON THE GROUND FLOOR

Entrance Porch
12'11 x 5'2 (3.94m x 1.57m)

Entrance Hall

Dining Room
7'9 x 18'6 (2.36m x 5.64m)

Living Room
11'7 x 28'10 (3.53m x 8.79m)

Kitchen
9'1 x 14'5 (2.77m x 4.39m)

Utility Room
10'4 x 7'2 (3.15m x 2.18m)

Ground Floor WC

ON THE FIRST FLOOR

Landing

Bedroom 1
12'4 x 9'1 (3.76m x 2.77m)

Bedroom 2
9'11 x 10'5 (3.02m x 3.18m)

Bedroom 3
7'5 x 9'11 (2.26m x 3.02m)

Bedroom 4
7'10 x 8'11 (2.39m x 2.72m)

Family Shower Room
10 x 5'4 (3.05m x 1.63m)

ON THE OUTSIDE

Front Garden

Driveway

Double Garage
13'6 x 17'11 (4.11m x 5.46m)

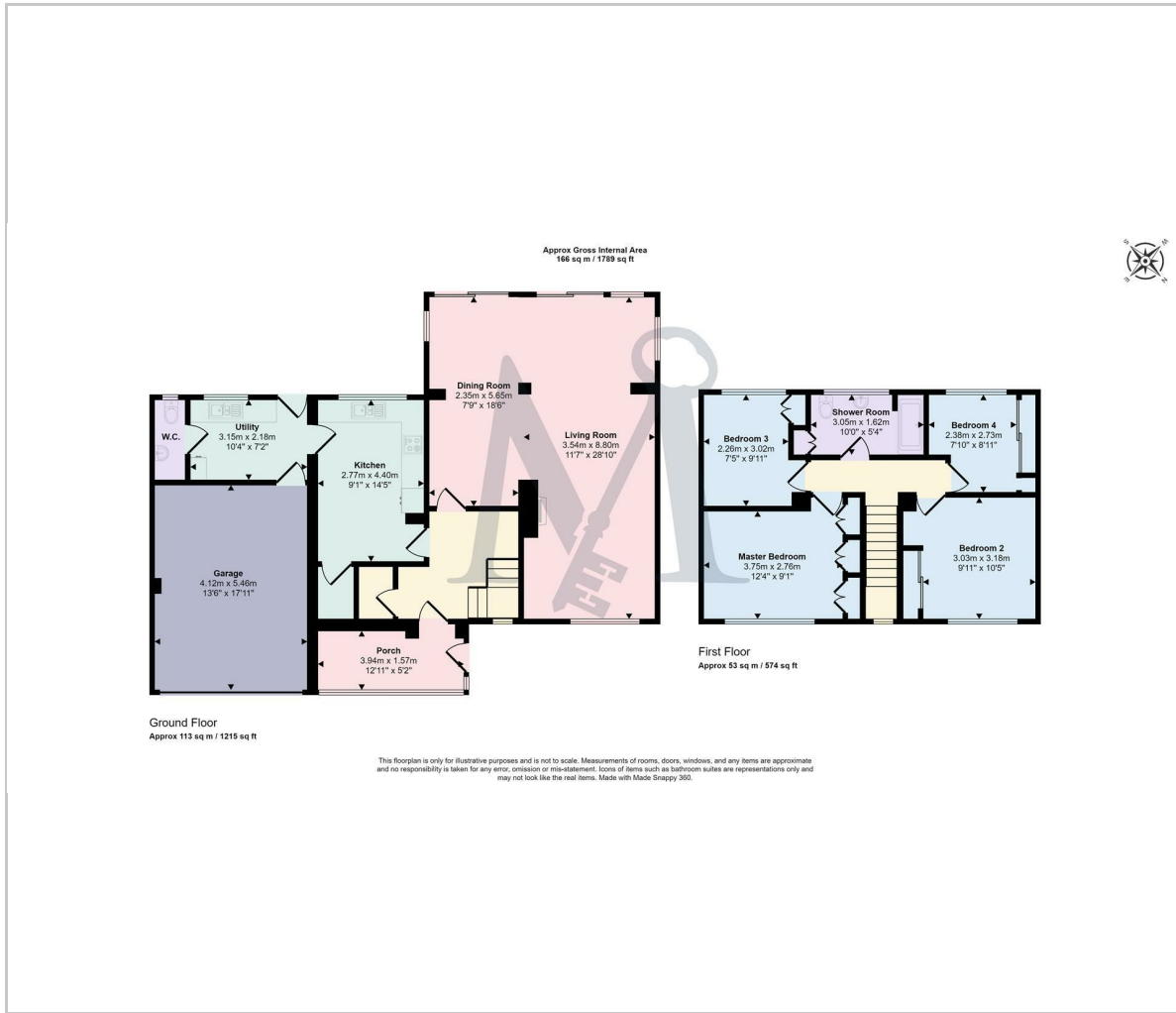
South-West Facing Rear Garden







Floor Plan



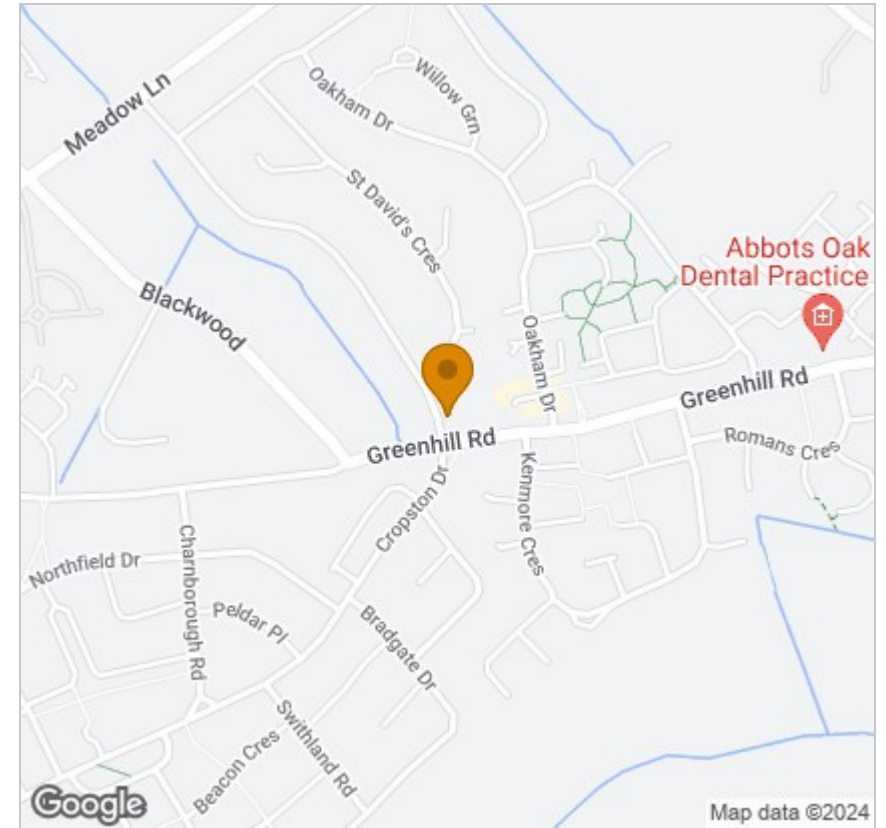
Viewing

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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Area Map



Energy Efficiency Graph

