



20 Oakham Drive  
Coalville, LE67 4SY

Offers over £325,000



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## Brief Description

This property presents FANTASTIC SCOPE FOR IMPROVEMENT and is available with NO UPWARD CHAIN. In the sought-after Abbott's Oak development on the outskirts of Coalville, this impressive four-bedroom detached house on Oakham Drive offers a perfect blend of space, comfort, and potential. Spanning 1,439 square feet, the property is set on a GENEROUS PLOT with ample frontage, a substantial driveway, and a delightful south-west facing garden, making it an ideal family home.

Upon entering, you are greeted by a welcoming entrance hall featuring elegant flagstone tile flooring and convenient understairs storage. The SPACIOUS LIVING ROOM boasts two large windows that flood the space with NATURAL LIGHT, complemented by a charming feature fireplace, perfect for cosy evenings.

The heart of the home is undoubtedly the MODERN KITCHEN, equipped with a range of wall and base units, an integrated Bosch double oven and grill, and a central island. The kitchen flows seamlessly into the EXTENDED DINING ROOM, which is adorned with dual aspect windows and French doors that open onto the PRIVATE REAR GARDEN, creating an inviting space for entertaining. A practical rear lobby provides access to the garden and a UTILITY ROOM with WC.

Upstairs, the open landing leads to FOUR WELL-PROPORTIONED BEDROOMS. The master bedroom benefits from dual aspect front and rear windows and a built-in wardrobe, while bedroom two features connecting twin doors to bedroom three, offering flexibility for family living. The family bathroom showcases a claw foot roll-top bath with electric shower over, WC, and hand basin, all set against tiled flooring and cladded walls.

The rear garden is a true SUN TRAP, featuring paved patios, pea gravel, and laid to lawn areas, all enclosed by hedgerows and fencing, ensuring privacy.

The front garden is equally appealing, with a large lawn and a gravel driveway providing OFF-ROAD PARKING for SEVERAL vehicles, leading to a SINGLE GARAGE equipped with light & power supply.







## ON THE GROUND FLOOR

Entrance Hall

Living Room  
18'5" x 11'5" (5.61m x 3.48m)

Kitchen  
13'8" x 12'0" (4.17m x 3.66m)

Dining Area  
9'6" x 11'3" (2.90m x 3.43m)

Rear Lobby

Utility / WC  
5'9" x 5'3" (1.75m x 1.60m)

## ON THE FIRST FLOOR

Landing

Bedroom 1  
9'4" x 13'3" (2.84m x 4.04m)

Bedroom 2  
10'10" x 12'2" (3.30m x 3.71m)

Bedroom 3  
9'11" x 11'3" (3.02m x 3.43m)

Bedroom 4  
8'0" x 8'4" (2.44m x 2.54m)

Family Bathroom  
9'9" x 5'2" (2.97m x 1.57m)

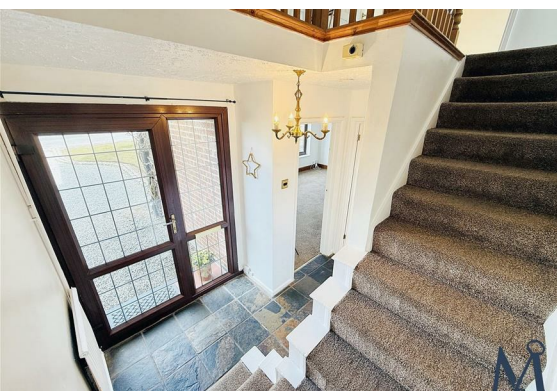
## ON THE OUTSIDE

Front Garden

Rear Garden

Driveway

Garage  
9'4" x 15'11" (2.84m x 4.85m)





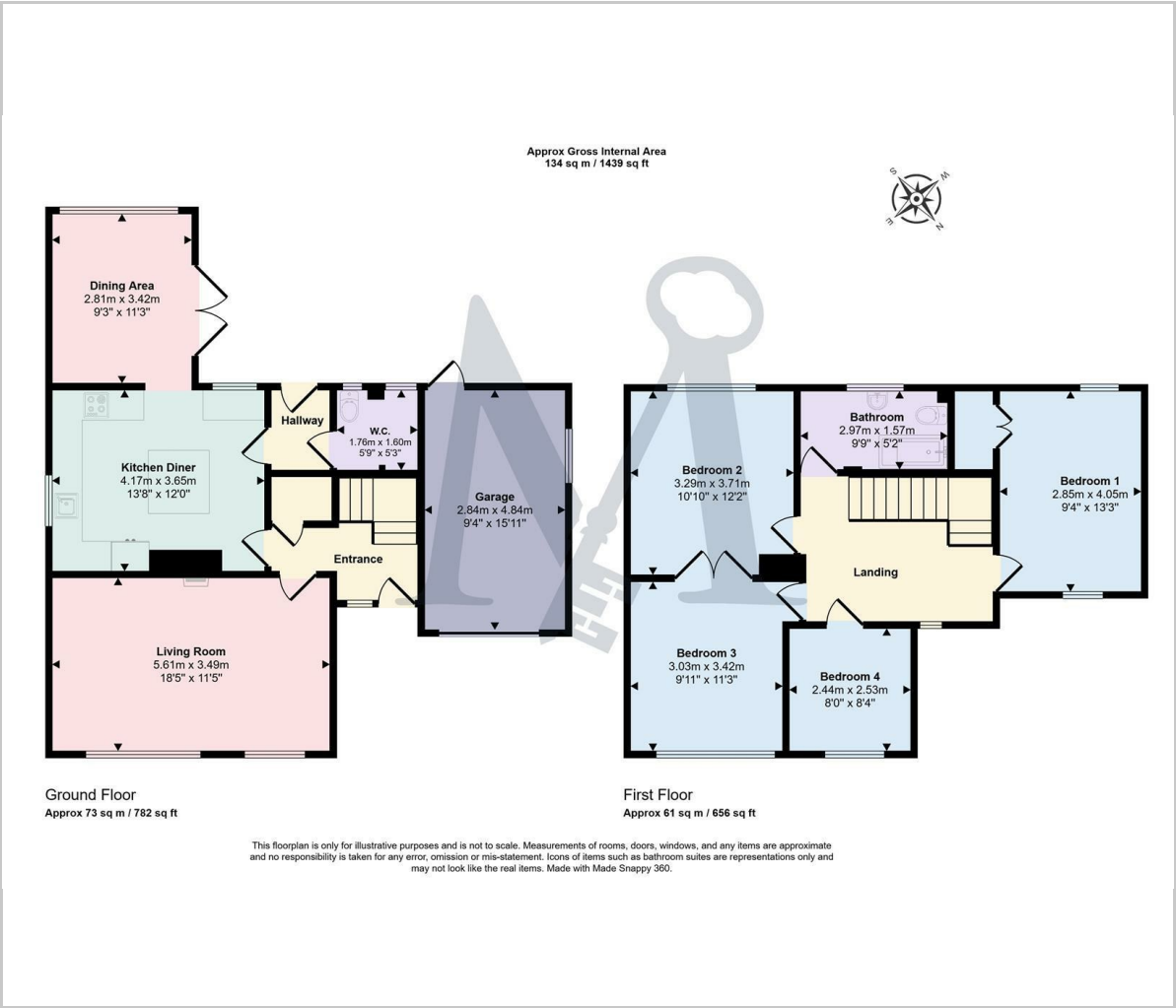








Floor Plan

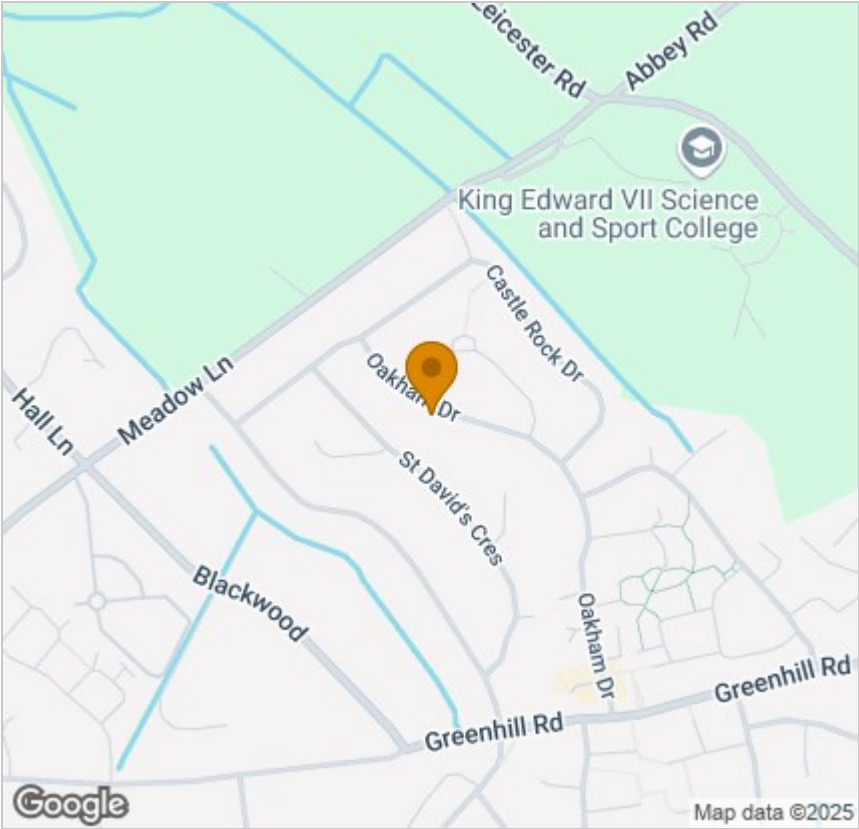


Viewing

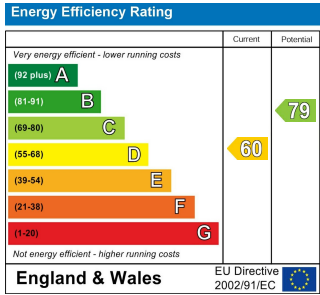
Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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