



38, The Oval, Coalville, Leicestershire, LE67 4EA

HOWKINS &  
HARRISON

38, The Oval,  
Coalville,  
Leicestershire, LE67 4EA

Guide Price: £275,000

This modern three-bedroom detached house is conveniently located for excellent amenities and commuter road links.

Offering over 1200sqft of well-presented living accommodation including a spacious sitting room, fitted kitchen with dining space, separate study, brick built conservatory and downstairs WC.

To the first floor, there are three bedrooms, with the main bedroom benefiting from an en suite, along with a family bathroom.

Externally, the property features a low-maintenance front garden with driveway and garage, and an enclosed rear garden with patio and gravelled areas.



## Location

Conveniently located off the A511, the principal trunk road connecting the A42 dual carriageway at Ashby de la Zouch with the M1 motorway corridor at junction 22, providing further road links to Leicester and north to Loughborough, Nottingham and Derby. The town offers a range of local amenities and facilities including high street shops, public houses, takeaway restaurants and the nearby leisure centre, together with excellent opportunities for walkers and country lovers with Grace Dieu and Cademan Woods close by. Coalville is also well served for schooling, with a number of schools for all ages within a few minutes walking distance of the property.



## Accommodation Details – Ground Floor

Entering through the front door, you step into the hallway with access to the main reception rooms and a staircase rising to the first floor. To the front is a fully fitted study, ideal for home working, while the hallway also provides access to a useful downstairs WC.

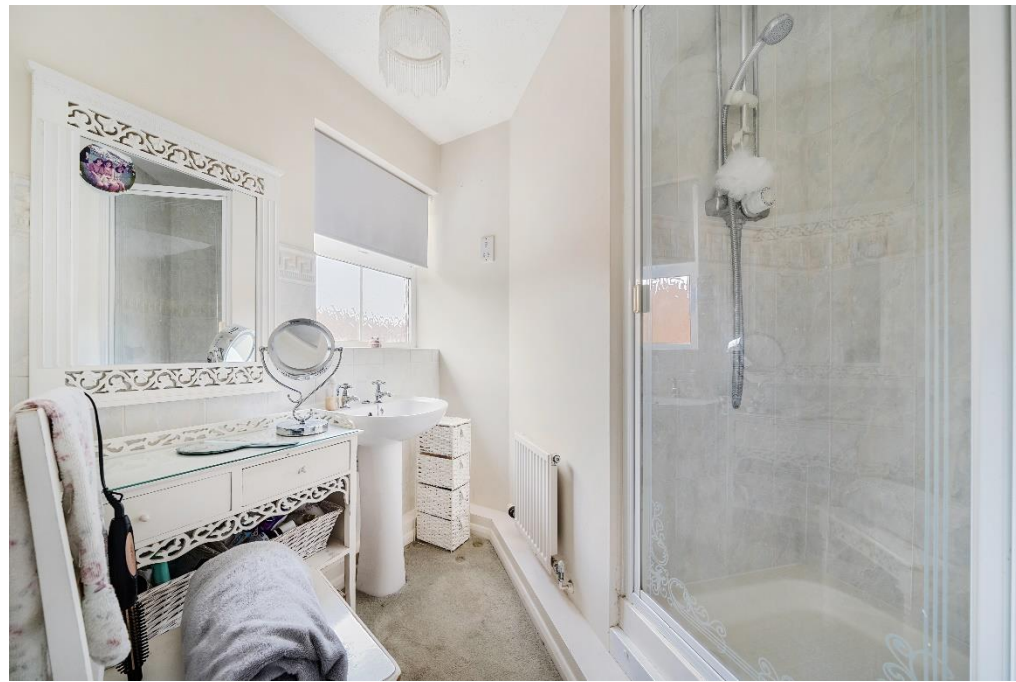
The sitting room runs front to back of the property with windows to the front elevation and French doors to the rear. An excellent sized room with feature fireplace and doors opening into the conservatory, which overlooks the garden. The modern fitted kitchen and dining space include a range of units with integrated appliances, door to outside and there is ample space for a table.

## First Floor

Upstairs, the landing gives access to three bedrooms. The main bedroom benefits from an en suite shower room, while the remaining bedrooms are served by a family bathroom.

## Outside

Externally the property has a driveway leading to the integral garage and a low maintenance neat front garden. The rear garden is enclosed also, low-maintenance, with a paved patio, gravelled sections and shrub borders. The garden is non overlooked to the rear.



## Features

- Modern three-bedroom detached family home
- Convenient for amenities and commuter links
- Spacious sitting room with fireplace feature
- Fitted kitchen with open dining space
- Separate study and useful downstairs WC
- Brick built rectangular conservatory to rear
- Main bedroom with private en suite
- Family bathroom with white three-piece suite
- Driveway, garage and low-maintenance front garden
- Enclosed rear garden with patio



## Tenure & Possession

The property is freehold with vacant possession being given on completion.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

## Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison on 01530 410930 Option 1

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested. We are advised that the property benefits from main water, drainage, gas and electricity which are connected to the property.

## Local Authority

North West Leicestershire District Council - [Tel:01530-454545](tel:01530-454545)

Council Tax Band – Band - D

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Howkins & Harrison

58 Market Street, Ashby de la Zouch,  
Leicestershire LE65 1AN

Telephone 01530 410930  
Email [ashbyproperty@howkinsandharrison.co.uk](mailto:ashbyproperty@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.

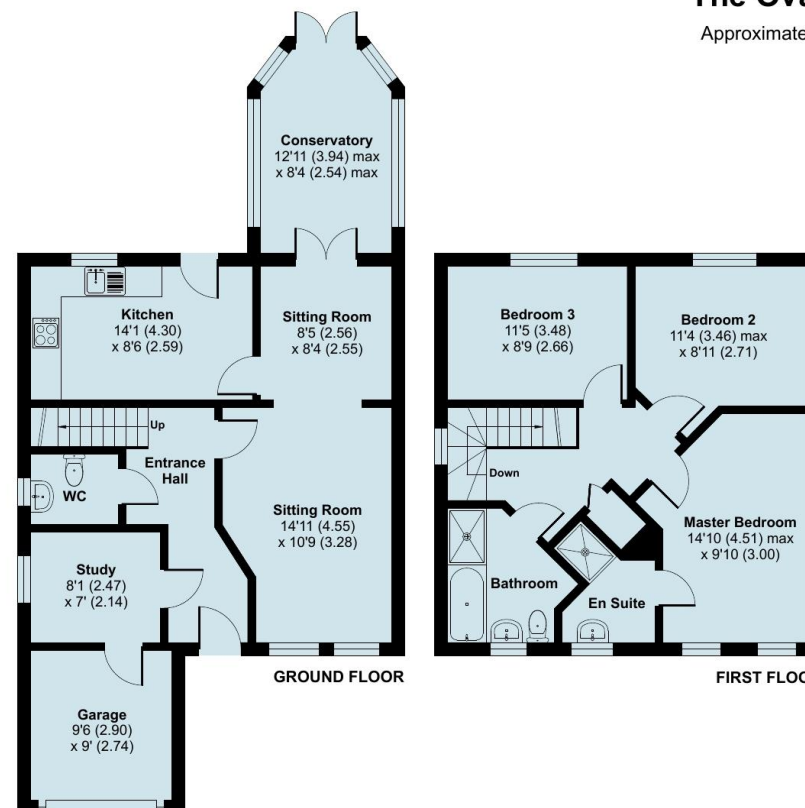
## The Oval, Coalville, LE67

Approximate Area = 1208 sq ft / 112.2 sq m

Garage = 86 sq ft / 8 sq m

Total = 1294 sq ft / 120.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1354273

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.