



Sinclair



17 Abbots Oak Drive, Coalville, Leicestershire, LE67 4SB

£550,000

01530 838338 sinclairestateagents.co.uk

Property at a glance

- Five Double Bedrooms
- Garage
- Large Rear Garden
- Council Tax Band*: E
- Detached Family Home
- En-suite Bathroom
- Sought After Location
- Price: £550,000

Overview

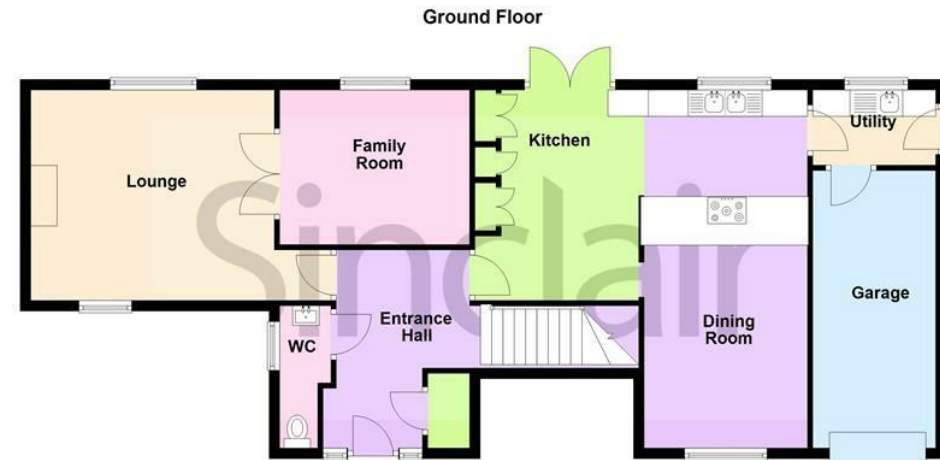
This SUPER FIVE BEDROOM DETACHED FAMILY HOME offers space in abundance over two storeys and boasts a sought after position within the popular commuter town of Coalville. Featuring an open plan kitchen dining area, two further reception rooms, a garage, utility room and WC to the ground floor with stairs rising to the first floor giving way to five double bedrooms including the en-suite bathroom and family bathroom. Externally the property features off road parking for multiple vehicles along with single garage and a larger than average rear garden. An early viewing comes highly advised. EPC RATING D.

Location**

Coalville is one of the main towns of North West Leicestershire situated between Leicester and Burton upon Trent being excellently placed for both the M1 and A/M42 motorways which enable swift and easy access to the cities of the East and West Midlands as well as London and the North. It boasts a wide range of shopping, educational and leisure facilities and enjoys an enviable location in the heart of the National Forest whilst bordering Charnwood Forest to the east and Sence Valley Forest Park to the south. Nearest Airport: East Midlands (9.5 miles) Nearest Train Station: Leicester (13.8 miles) Nearest City: Leicester (12.4 miles) Nearest Motorway Access: M1(J23) A/M42 (J13).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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GROUND FLOOR

Entrance Hall

Entered through a composite front door with inset opaque double glazed panel flanked by uPVC double glazed windows and having inset downlights, timber effect laminate flooring, a cloaks storage cupboard and stairs rising to the first floor.

Guest Cloakroom

Comprising a low level push button WC, vanity wash hand basin with mono block mixer tap and tiled splashbacks, inset downlights, ceramic tiled flooring and an opaque uPVC double glazed window to side.

Lounge

15'2" x 13'1" (4.62m x 3.99m)

Enjoying a cast iron log burner on a marble effect hearth and benefitting from a dual aspect with uPVC double glazed windows to front and rear complimented by timber effect laminate flooring.

Snug

11'10" x 9'7" (3.61m x 2.92m)

Enjoying continued timber effect laminate flooring from the lounge and comprising a column radiator and french doors finished in uPVC accessing the rear garden.

Kitchen Dining Area

19'6" (max) x 21'9" (max) (5.94m (max) x 6.63m (max))

Inclusive of a range of wall and base units, polished granite worksurfaces, a one and a half bowl sink and drainer unit with mixer tap, having recesses able to accommodate a range cooker and an American style fridge freezer respectively, having an extractor hood, tile effect laminate flooring, a microwave oven and larder cupboard. Other benefits include access to under stairs storage, inset downlights and to the dining area timber flooring, uPVC double glazed windows to front and rear with uPVC framed french doors accessing the rear garden.

Utility Room

7'9" x 4'8" (2.36m x 1.42m)

Enjoying continued flooring from the kitchen dining area and having a rolled edge worksurface with a sink and drainer unit with mixer tap, chrome heated towel rail, wall mounted gas fired central heating boiler, inset downlights, uPVC double glazed window to rear and uPVC framed door accessing the rear garden.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the enter first floor accommodation and comprise two uPVC double glazed windows to front and inset downlights.

Bedroom One

10'2" (widening to 19'2") x 17'5" (max) (3.10m (widening to 5.84m) x 5.31m (max))

Benefitting from a dual aspect with uPVC double glazed windows to front and rear, his and hers double wardrobes and having inset downlights.

En-Suite Bathroom

6'8" x 9'1" (2.03m x 2.77m)

This four piece white suite comprises a low level push button WC, panelled bath, shower enclosure with thermostatic mixer tap, vanity wash hand basin with part wall tiling and having ceramic tiled flooring. Also featuring inset downlights, an extractor fan a shaver point, loft hatch and an opaque uPVC double glazed window to rear.

Bedroom Two

8'7" x 13'1" (2.62m x 3.99m)

Having uPVC double glazed windows front and rear.

Bedroom Three

11'9" x 9'8" (3.58m x 2.95m)

Having a sliding double wardrobe and uPVC double glazed window to rear.

Bedroom Four

12'0" x 8'8" (3.66m x 2.64m)

Having uPVC double glazed windows to side and front elevations.

Bedroom Five

8'3" x 10'0" (2.51m x 3.05m)

Having uPVC double glazed window to rear.

Family Bathroom

7'9" x 9'8" (2.36m x 2.95m)

This four piece white suite comprises a low level push button WC, panelled bath, with vanity wash hand basin and mono block mixer tap, a shower enclosure with thermostatic water fall attachment and an airing cupboard. Also benefitting from ceramic tiled flooring with part tiled walls, inset downlights, an extractor fan, chrome hearted towel rail, loft hatch and an opaque uPVC double glazed window to rear.

OUTSIDE

Private Rear Garden

Enjoying a sunny aspect and having a paved patio area with flush timber decking beneath a wall mounted awning and facilitated by both side gated access and water point respectively. Other benefits include a timber framed outdoor bar serviced by an external power point, a well maintained lawn giving way to a timber framed summer house and sunken trampoline adjacent to a timber framed pergola and a range of mature shrubs.

Front

Comprising a stone shingled frontage and offering off road parking for multiple vehicles a paved walkway gives access to the front door and is surrounded by timber fencing and hosts a range or ornamental trees. The canopy porch above the front door benefits from inset downlights and overlooks a well maintained lawn with a host of shrubs.

Integrated Garage

17'3" x 7'8" (5.26m x 2.34m)

Entered via an up-and-over entrance door and a rear personnel door accessing the utility room and having light, power and water points.



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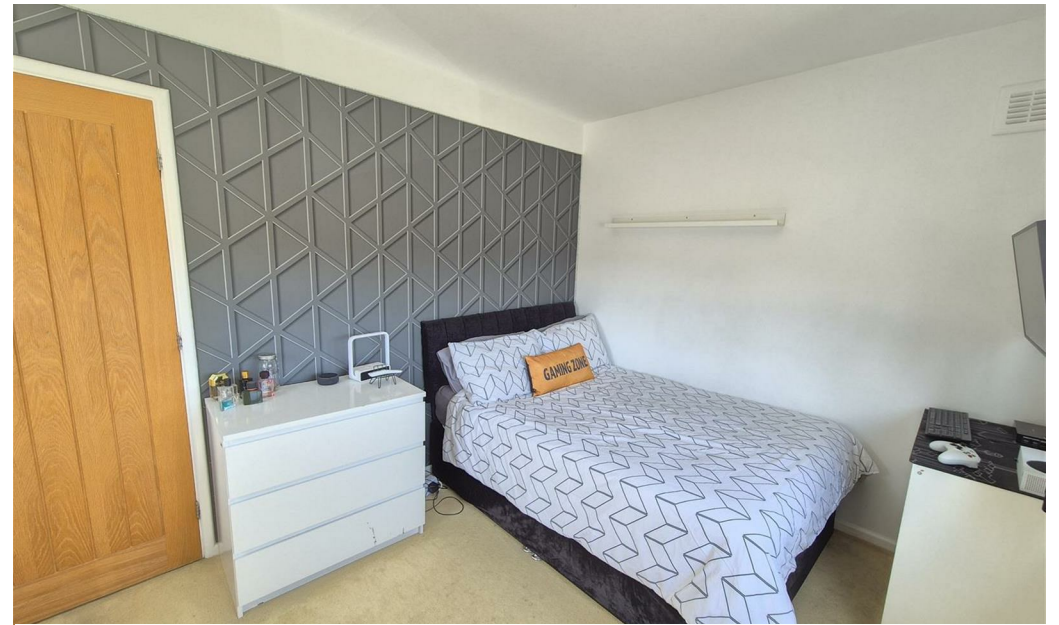


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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

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Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01530 838338



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