

Sinclair



30 Oakham Drive, Coalville

£385,000

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Coalville

This EXTENDED FOUR GOOD SIZED BEDROOM DETACHED FAMILY HOME occupying a sought after location within the popular town of Coalville comes to the market offering generous accommodation including entrance hall, open plan/kitchen diner, lounge and extended second reception room to the ground floor. Stairs rising to the first floor landing gives way to three double bedrooms, large single bedroom and the four piece family bathroom suite. Externally, the property offers a wonderfully landscaped rear garden, driveway to the front offering off road parking for multiple vehicles leading to the integral garage.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Four Good Sized Bedrooms
- Extended Detached Home
- Two Reception Rooms
- Landscaped Rear Garden
- Off Road Parking
- Integral Garage



GROUND FLOOR

Entrance Hall

Entered via a composite front door with adjacent uPVC double glazed windows which comprises stairs rising to the first floor with access to under stairs storage, coving and LVT flooring.

Lounge

10' 9" x 17' 0" (3.28m x 5.18m)

Having timber effect laminate flooring, a uPVC double glazed angular bay window to front, electric effect fireplace, ceiling rose, coving and granting access to the snug via double opening timber framed doors.

Snug

19' 5" x 10' 9" (5.92m x 3.28m)

Having uPVC double glazed bay window to rear, ceiling rose, coving, wall lighting, uPVC double glazed patio door accessing the rear garden, whilst also featuring a log burner upon a ceramic tiled hearth.

Kitchen/Diner

8' 9" x 22' 2" (2.67m x 6.76m)

Inclusive of an attractive range of wall and base units with complementary butchers block work surfaces, a one and a half bowl sink and drainer unit with mixer tap, integrated fridge freezer and dishwasher, freestanding gas range cooker with tiled splashbacks. Other benefits include under cabinet lighting, inset downlights, LVT flooring, uPVC double glazed windows to side and rear with further uPVC French doors accessing the private rear garden and further personnel door accessing the integral garage.

FIRST FLOOR

Landing

Stairs rising to the first floor landing gives way to the family bathroom and four double bedrooms and comprises inset downlights and loft hatch.



Bedroom

10' 3" x 14' 2" (3.12m x 4.32m)

Having uPVC double glazed window to front, coving and timber effect laminate flooring.

Bedroom

21' 7" x 9' 0" (6.58m x 2.74m)

Enjoying a dual aspect with uPVC double glazed windows to front and rear and having coving.

Bedroom

10' 9" x 14' 1" (3.28m x 4.29m)

Having uPVC double glazed window to rear and coving.

Bedroom

9' 4" x 8' 8" (2.84m x 2.64m)

Having uPVC double glazed window to front, built in cabin bed and coving.

Family Bathroom

5' 9" x 9' 3" (1.75m x 2.82m)

This four piece suite comprises a low level push button w.c, his and hers vanity wash hand basins, panelled bath with handheld washer, separate corner shower enclosure with thermostatic waterfall mixer shower. Other benefits include inset downlights, shaver point, ceramic tiled walls and flooring, chrome heated towel rail and two opaque uPVC double glazed windows to rear.



REAR GARDEN

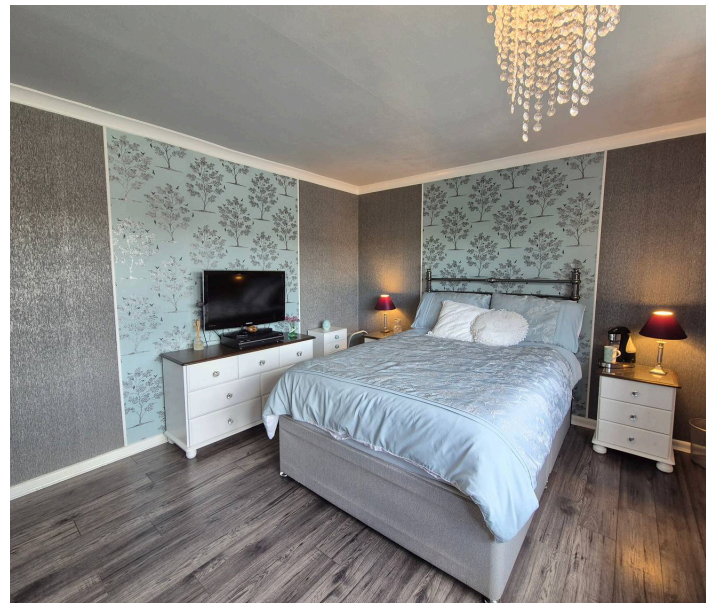
A paved seating area facilitated by side gated access and waterpoint gives way to a closed in timber framed pergola area which enjoys wall lighting and overlooks a well maintained lawn surrounded by a mature range of shrubs and raised flower beds edged with stone shingling and having a further rear pebbled area with a range of vegetable plots to the rear portion of the garden complimented by a timber framed potting shed and surrounded by timber close board fence panelling.

Driveway

And imprinted concrete double driveway offers off road parking for multiple vehicles and this complimented by a range of planted borders, shrubs and wall lighting.

Garage

17'1" x 9'1" Entered via an up and over door to front and having both light and power.



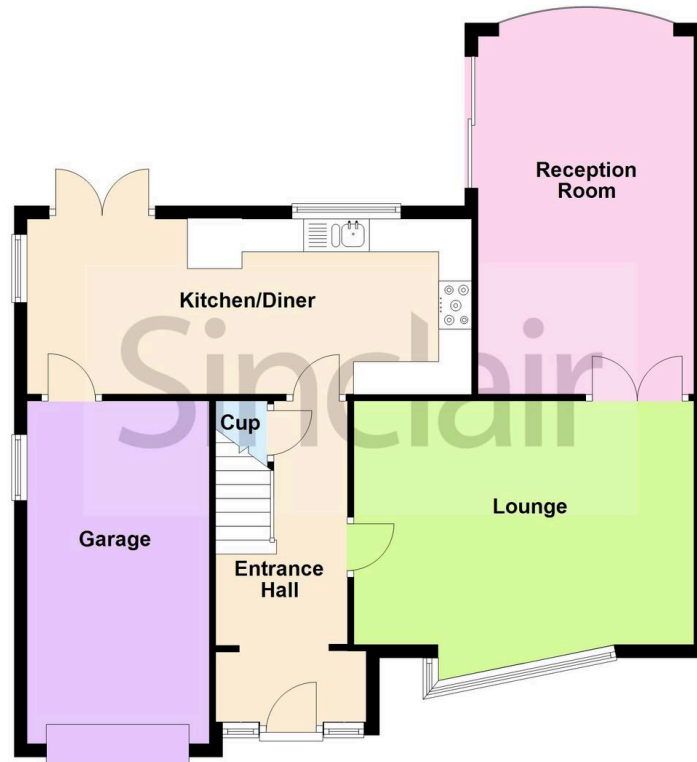








Ground Floor



First Floor





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