

# Sinclair



31 Oakham Drive, Coalville

£318,000

# 31 Oakham Drive

Coalville

We are delighted to offer you a rare opportunity to purchase this stunningly transformed property, on a most desirable corner plot location. Upon arriving at the property, you are welcomed by a beautiful picturesque frontage. When you step inside the property you are presented with a modern layout due to its open plan, where the kitchen merges with living space, designed for sociability and increased natural light. This property is a must see to experience it's true charm. This renovated little gem is now ready for viewings.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Detached Bungalow
- Two Double Bedooms
- Open Plan Lounge & Kitchen/Diner
- Corner Plot
- Garage
- Fantastically Renovated



### Entrance Hall

Entered through a composite front door and benefiting from an inset opaque double glaze panel with adjacent uPVC double glazed windows to front and side, coving, inset downlights and having a cloaks storage cupboard.

### Open Plan Lounge

12' 7" x 17' 5" (3.84m x 5.31m)

Ideal for entertaining and opening into the kitchen/diner. The open plan lounge benefits from a dual aspect with uPVC double glazed windows to front and side.

### Kitchen/Diner

9' 3" x 21' 9" (2.82m x 6.63m)

Inclusive of the bespoke range of shaker style wall and base units with complimentary high end solid oak butchers block work surfaces, a breakfast bar peninsula, space and plumbing for appliances, a Reginox sink and drainer unit with a swan neck mixer tap, four ring induction hob with low profile extractor hood over and having an electric oven and grill. Other benefits include natural stone tiled splashbacks, a dual aspect with uPVC double glazed windows to side and rear, complementary light oak effect LVT flooring and having an opaque uPVC door accessing the rear lobby.

### Rear Lobby

Granting access to the utility store, garage and private rear garden respectively.

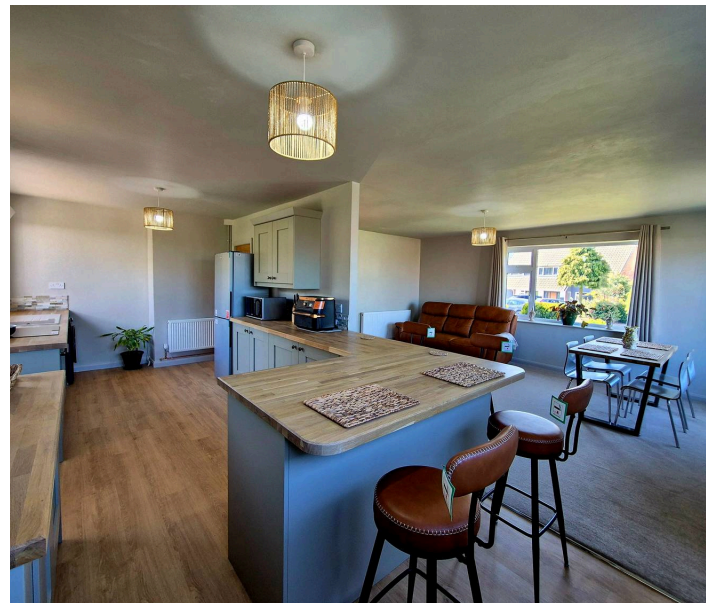
### Utility Store

Conveniently located off the rear lobby, the utility store benefits from a power socket and is a valuable extra storage space.

### Bedroom One

10' 10" x 13' 3" (3.30m x 4.04m)

Having a double fitted wardrobe, coving and uPVC double glazed window to front.



### Bedroom Two

12' 0" x 8' 9" (3.66m x 2.67m)

Enjoying coving and uPVC double glazed window to rear.

### Bathroom

9' 0" x 6' 0" (2.74m x 1.83m)

This three piece white suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with Bristan taps, a splash screen and thermostatic bar mixer shower over. Also, having porcelain tiling to splash prone areas, inset downlights, timber effect LVT flooring, loft hatch and opaque uPVC double glazed window to rear and an airing cupboard/extra storage space, housing a modern Worcester Combi Central heating boiler.

### Front Garden

Wrapping around the front of the property is a well maintained lawn edged with privet hedging at a host of shrubs and trees with a paved walkway leading to access the front door.

### Rear Garden

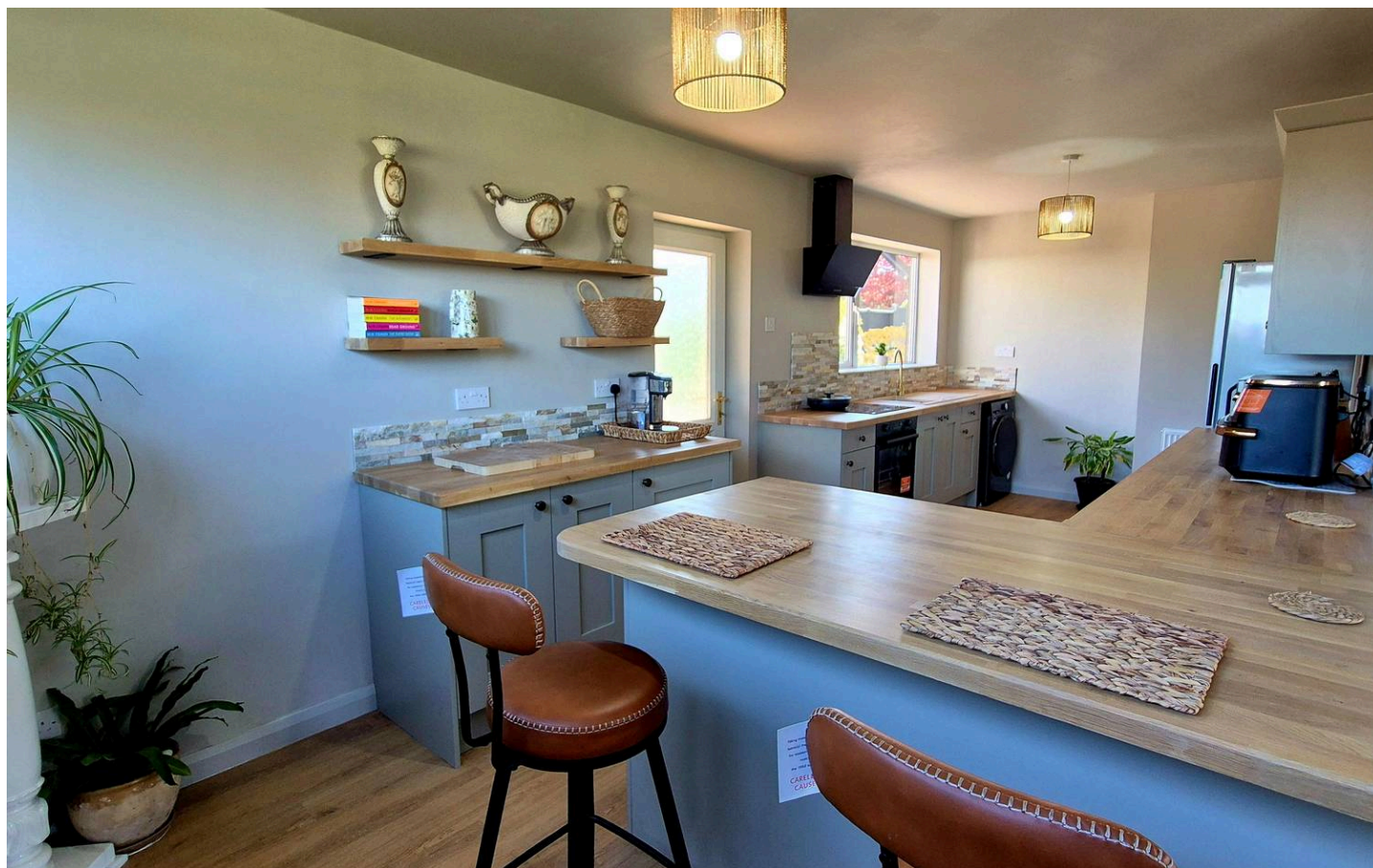
Benefiting from side gated access, a paved walkway gives way to a paved patio surrounded by hedges and shrubs and facilitated by wall lighting, an external power point and a water point and timber close board and feather board fence panelling. The garden also benefits from a raised lawn and adjacent paved seating area.

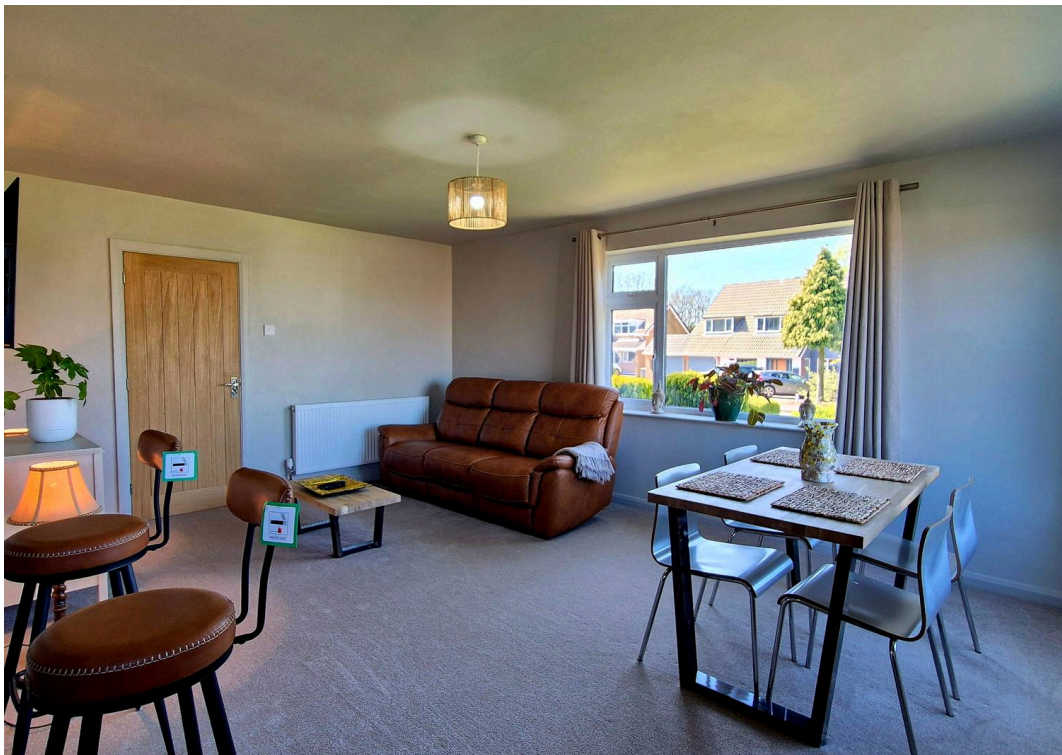
### Garage

Measuring approximately 16'6 x 8'10. The garage benefits from an up-and-over door to front with timber framed rear personnel door and a timber framed single glazed window to side.

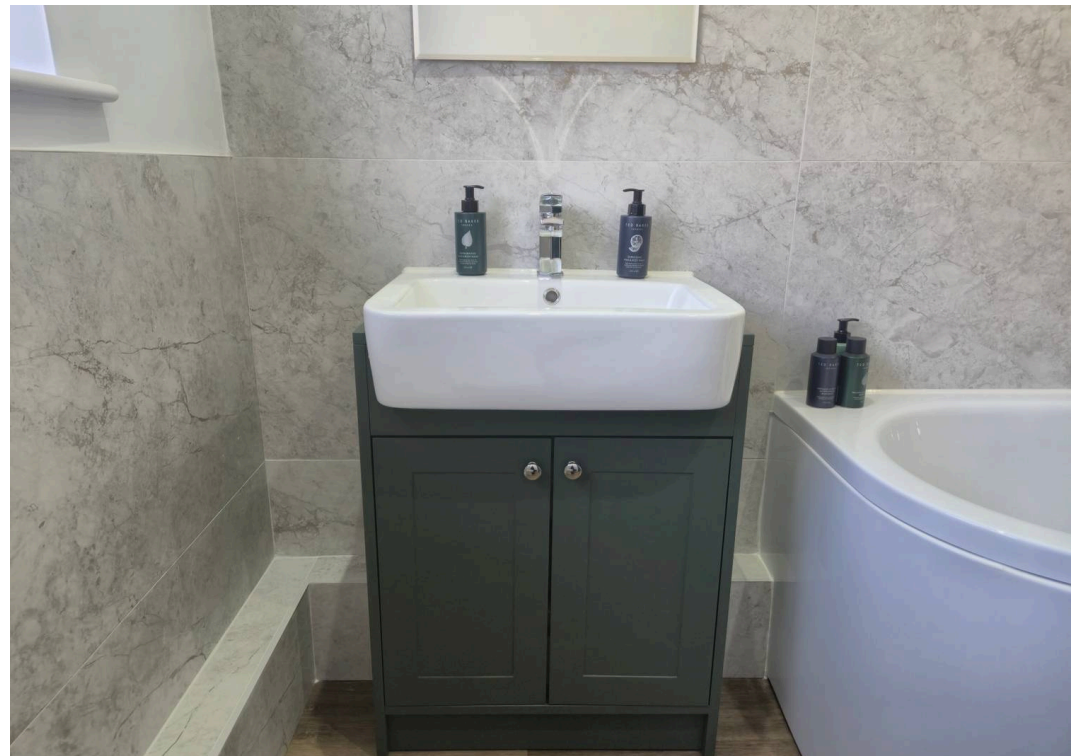
### Driveway

Tarmacadam driveway, offering side by side parking for two vehicles and facilitated by wall lighting.





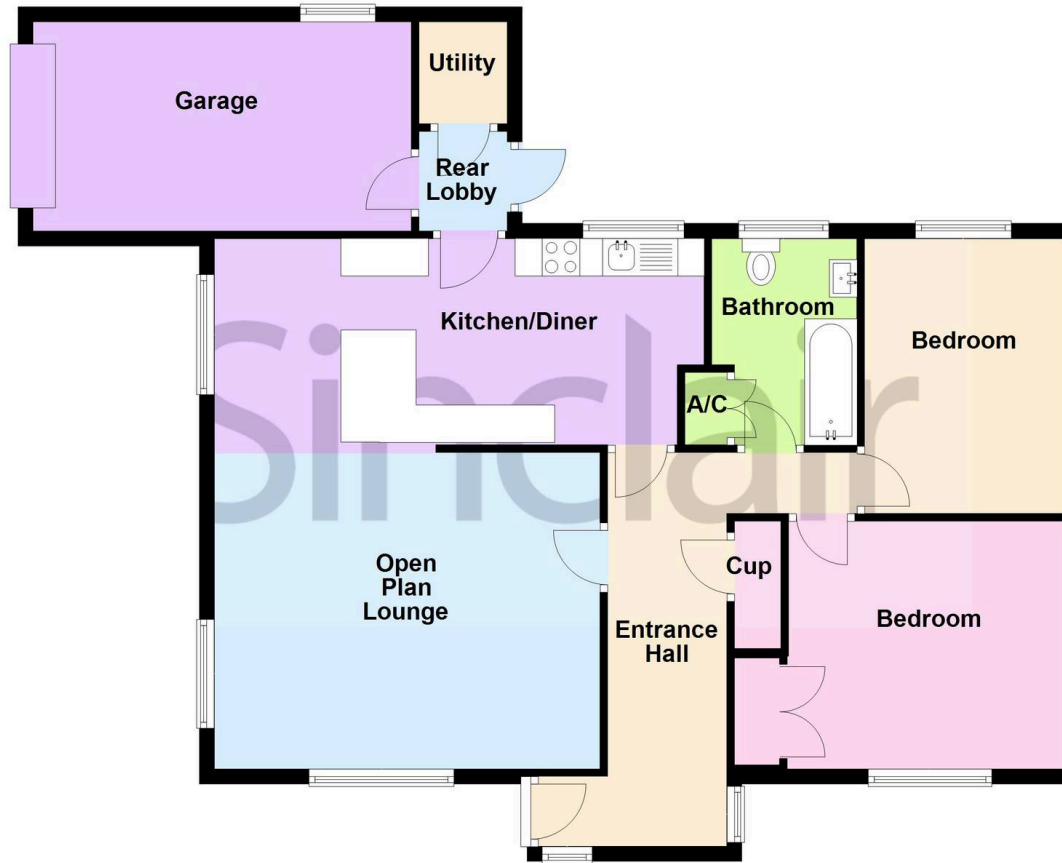








Ground Floor





## Sinclair Estate Agents

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