



Olive Grove, Copt Oak

Creightons Estate Agents are delighted to present this rare two-bedroom semi-detached home, located on the highly regarded Collingsgate development in Copt Oak. One of only four of this particular house type on the estate, the property occupies a sought-after position, surrounded by conservation land and enjoying open countryside views.

KEY FEATURES

- Rare house type – one of only four on the estate
- Two double bedrooms, both with en-suites
- High-spec open-plan living accommodation
- Tandem driveway providing parking for two vehicles
- Enclosed rear garden
- Sought-after village location surrounded by conservation land

LOCATION

Copt Oak is a well-regarded village on the edge of Coalville, offering a semi-rural lifestyle with excellent access to countryside walks, local amenities, Coalville town centre, and the M1.







GROUND FLOOR

The property is entered via a welcoming hallway with access to the staircase and a generous downstairs WC. The hallway leads into an impressive open-plan living space finished with large dark grey tiled flooring and a combination of spotlights and main lighting. The contemporary L-shaped kitchen is fitted with white gloss units, wood-effect worktops, and a stainless-steel sink, along with integrated oven, microwave, hot drawer, fridge freezer, and induction hob with extractor. Fitted square storage units above the oven add to the sleek finish. The living area provides space for both dining and lounging, with bi-fold doors opening onto the rear garden, allowing for excellent natural light. There is also useful understairs storage with space for a washer/dryer or pantry. External plug sockets are located in the garden beside the rear doors.

FIRST FLOOR

The first floor, finished with grey carpeting, provides access to two well-proportioned double bedrooms. The main bedroom is located at the front of the property and benefits from fitted wardrobe space and two front-facing windows. The en-suite features a bath with shower over, floating vanity unit, silver fittings, and floor-to-ceiling light grey tiling. The second double bedroom overlooks the rear garden and also benefits from its own en-suite with a shower enclosure, wash hand basin, and WC.

LETTINGS
AGENTS

OUTSIDE

The property benefits from a tandem driveway to the side, providing off-road parking for two vehicles. A gated side access leads to the enclosed rear garden, which is accessed directly from the main living area via bi-fold doors. The garden features a patio seating area, stone detailing, and a lawned section, creating an attractive and practical outdoor space. External power sockets are located within the garden, ideal for outdoor use and entertaining.

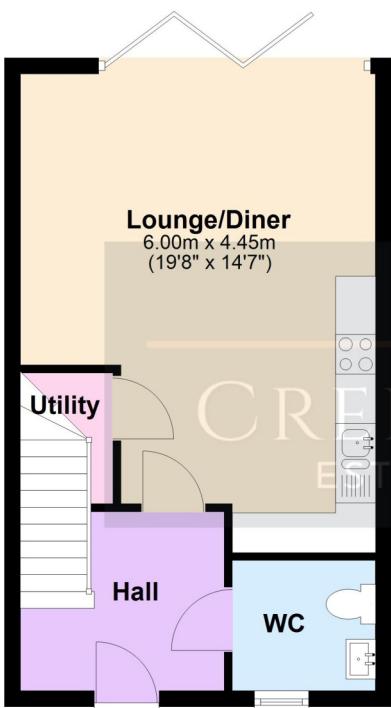




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Ground Floor

Approx. 34.2 sq. metres (368.4 sq. feet)



Total area: approx. 68.7 sq. metres (739.4 sq. feet)

Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.

Plan produced using PlanUp.

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DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

SERVICES

All mains services are available and connected.

COUNCIL

North West Leicestershire Council. Council tax band B.

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