



52, Oakham Drive, Coalville, Leicestershire, LE67 4SY

HOWKINS &
HARRISON

52, Oakham Drive,
Coalville,
Leicestershire, LE67 4SY

Asking Price: £375,000

Occupying a deceptively large garden plot in a sought after location, is this four bedroom detached family home . Offered to the market with no upward chain and boasting well presented accommodation totalling over 1600sqft.

In brief the accommodation comprises, entrance porch, hallway, a large open plan lounge/dining room with adjoining conservatory overlooking the rear garden, a modern fitted breakfast kitchen and matching utility room. To the first floor there are four bedrooms and a family bathroom.

Externally there is a block paved driveway providing ample off road parking and access to the integral garage. To the rear is a secluded, beautifully landscaped rear garden.



Location

Conveniently located on 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

From the front elevation the property is entered via a large entrance porch which continues through into the hallway which has the staircase rising to the first floor, storage cupboard beneath and access to a cloakroom WC. A door to the right leads into a generous size open plan lounge/dining room with window to the front elevation and sliding patio doors into a lovely addition, making use of the garden view, the fully glazed conservatory with doors opening onto the patio. Off to the left is a modern fitted breakfast kitchen benefitting from ample work preparation surfaces, storage and integrated appliances. Completing the ground floor is a sizeable matching utility room with doors to the courtyard, integral garage and for rear access.

First Floor

A straight flight staircase rises onto the first floor landing where doors lead off to all four bedrooms and the family bathroom. Overlooking the front elevation are bedrooms one and two, both good sized doubles with built in storage cupboards. Bedrooms three and four are located to the rear of the property, both are serviced by a modern five piece family bathroom.





Outside

Outside the property benefits from ample off road parking with a large block paved driveway leading to the integral garage. Gated access to the side leads through the utility/boot room into the landscaped rear garden. Offering privacy and screening with mature trees and borders, a large tiered patio ideal for entertaining.

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.

Features

- Offered to market with no upward chain
- Well presented detached family home
- Open plan lounge/dining room
- Conservatory with garden views
- Four bedrooms and family bathroom
- Private, landscaped rear garden
- Large family bathroom & potential to create an en-suite
- Single garage and an abundance of off road parking
- Above average size garden plot
- Ideally situated for commuters





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 are connected to the property. The central heating is gas fired and broadband is connected to the property.

Local Authority

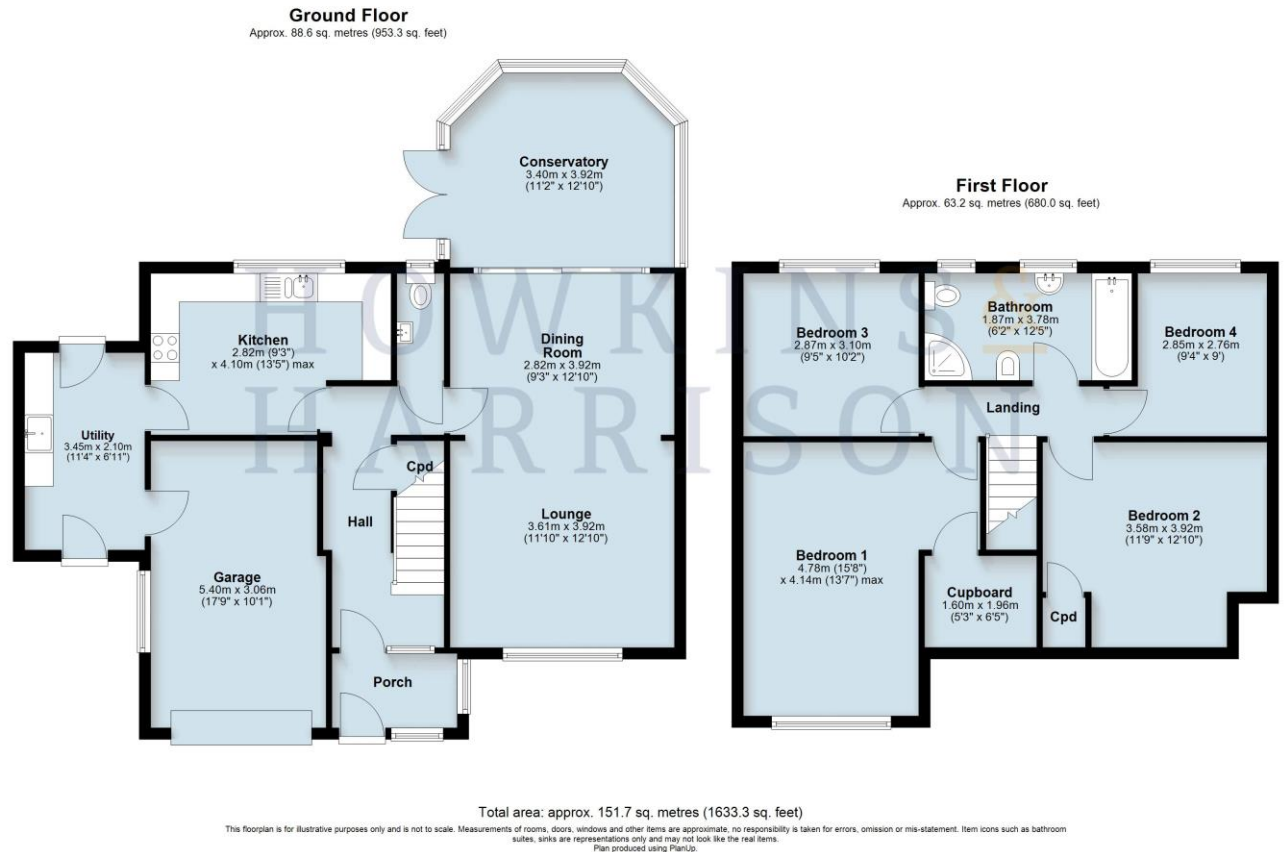
North West Leicestershire District Council - Tel:01530-454545

Council Tax

Band - D

**HOWKINS &
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AWAITING EPC



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