



Sinclair

72 Abbots Oak Drive, Coalville

£300,000



# 72 Abbots Oak Drive

Coalville

This EXTENDED THREE BEDROOM DETACHED BUNGALOW occupying a CORNER PLOT comes to the market offering an expansive entrance hall giving way to an L-shaped lounge and further inner hall accessing two double bedrooms and family bathroom. The open plan kitchen gives way to the extended dining room also offers a third bedroom and further shower room with access to the private rear garden and a detached garage with ample off road parking to front.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: A

EPC Environmental Impact Rating:

- Detached Bungalow
- Three Double Bedrooms
- Shower Room & Family Bathroom
- Extended
- Corner Plot
- Detached Garage





### Entrance Hall

Entered through a uPVC front door with opaque inset double glazed panel and having adjacent uPVC double glazed windows to either side and comprising timber flooring whilst giving way to both the L-shaped lounge and inner hall respectively.

### Inner Hall

Continuing from the entrance hall, the inner hall comprises continued timber flooring and offers a double cloaks store cabinet and opens into the kitchen and dining/family room.

### Dining/Family Room

20' 6" x 8' 4" (6.25m x 2.54m)

Having timber flooring, uPVC double glazed window to side, exposed timber beams and having an opaque uPVC French doors accessing the rear garden.

### Side Hall

Accessible from the rear garden. The side hall has an opaque uPVC door and vinyl flooring and gives way to the shower room.

### Shower Room

6' 6" x 7' 6" (1.98m x 2.29m)

This three piece suite comprises a low level w.c, pedestal wash hand basin, shower enclosure with power shower over, vinyl flooring, ceramic tiled walls and having an opaque uPVC double glazed window to rear.

### Kitchen

12' 4" x 9' 1" (3.76m x 2.77m)

Inclusive a range of wall and base units with rolled edge work surfaces, a sink and drainer unit, double electric oven and grill, four ring electric hob with extractor hood over, inset downlights, vinyl flooring and having tiling to splash prone areas.





### **L-Shaped Lounge**

16' 6" x 21' 0" (5.03m x 6.40m)

Having a uPVC double glazed bow window to front with further uPVC double glazed window to side, ceiling rose, wall lighting and an Adam style fireplace with gas fire.

### **Inner Lobby**

Having an airing cupboard housing the gas fired central heating boiler and loft hatch.

### **Bathroom**

7' 0" x 6' 7" (2.13m x 2.01m)

This three piece suite comprises a low level push button w.c, vanity wash hand basin with mono bloc mixer tap, panelled bath with hand held mixer shower tap, tiled splashbacks, vinyl flooring and having an opaque uPVC double glazed window to side.

### **Double Bedroom**

10' 1" x 9' 9" (3.07m x 2.97m)

Having uPVC double glazed window to rear, two double fitted wardrobes and having a fitted dresser.

### **Double Bedroom**

9' 9" x 11' 0" (2.97m x 3.35m)

Having two double fitted wardrobe and uPVC double glazed window to rear.

### **Double Bedroom**

15' 4" x 7' 7" (4.67m x 2.31m)

Benefiting from a dual aspect with uPVC double glazed windows to front and rear and having timber flooring.





## REAR GARDEN

Having side gated access and surrounded by timber close board fencing, a paved patio area with part planted borders giving way to a further potting garden with trees, shrubs and greenhouse.

## Garage

Having an up and over door to front with further uPVC framed double glazed window to rear with personnel door adjacent and having both light and power.

## Driveway

A tarmacadam driveway surrounded by a dwarf brick wall edged with stone shingling offers off road parking for multiple vehicles and benefits from lawn, trees and shrubs.



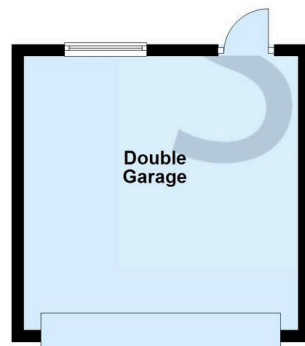












Ground Floor







## Sinclair Estate Agents

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