

SUPERIOR HOMES

ROYSTON & LUND



R & L

Braeside Lower Moor

Coleorton | LE67 8FJ

Asking Price £650,000

Royston & Lund are delighted to bring to the market this detached, extended four-bedroom property, occupying a glorious plot of approximately one-third of an acre (Plot size approximately 0.31) in the highly sought-after village of Coleorton.

To the ground floor, the internal accommodation features a large dual-aspect reception room (formerly a dining room and separate lounge), a separate study area to the front, an open-plan kitchen/breakfast room, and a separate dining room to the rear. Off the kitchen, there is a utility room leading to a downstairs W/C.

To the first floor, the principal bedroom to the rear benefits from floor-to-ceiling doors opening onto a generous balcony overlooking the rear garden, complete with an en-suite shower room. Three further double bedrooms are served by a well-presented family shower room comprising a W/C, wash hand basin, and a large double shower.

The plot truly speaks for itself. A driveway to the side provides off-street parking for multiple vehicles and leads to a detached garage. Beyond this is a paved area with steps rising to a large lawn, complemented by a selection of mature trees, shrubs, and bushes, all enjoying views over open fields to the rear.

Coleorton is a quaint, traditional village surrounded by countryside, making this property ideal for anyone seeking peace and tranquillity.

For more information: https://reports.sprift.com/property-report/?access_report_id=5179415



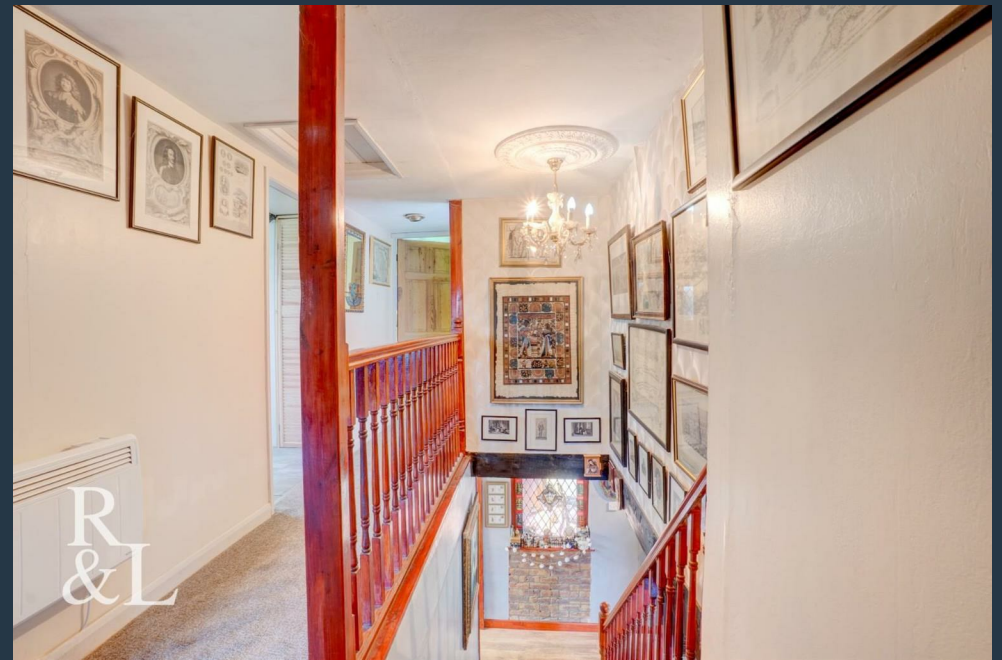


- Asking Price £650,000
- Four Bedroom Detached House
- Sought After Village Location
- Master Bedroom with En-Suite & Balcony
- Living Room with Separate Dining Room and Office Space
- Ground Floor Kitchen, Utility & WC
- Approx. 1/3 acre plot
- Character Property
- Council Tax Band: E // EPC Rating: F
- Freehold





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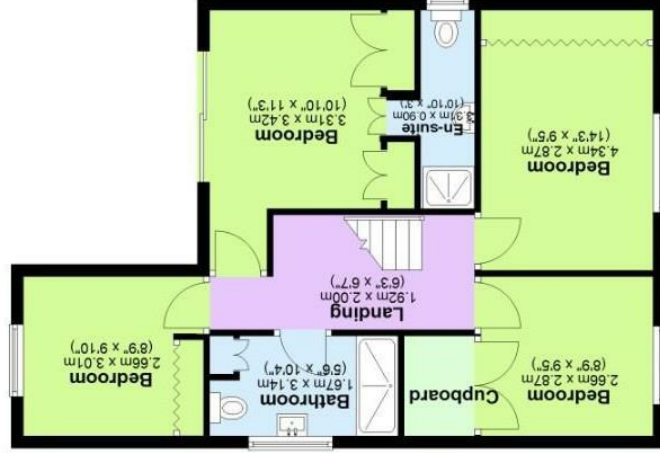


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO2 emissions	
Potential	Current	Potential	Current
	72		32

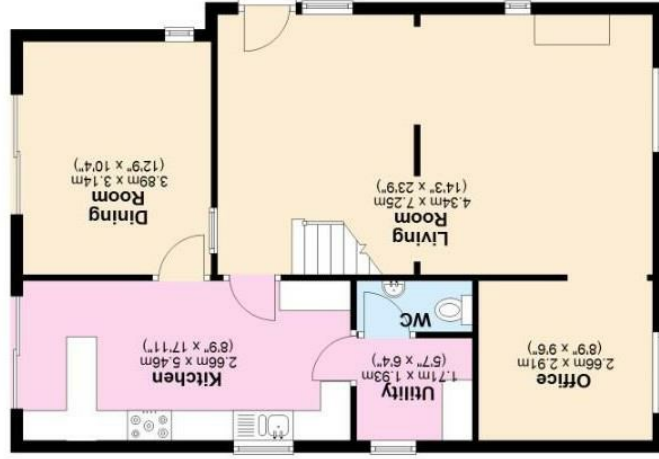
Environmental Impact (CO₂) Rating

EPC



First Floor
Approx. 60.7 sq. metres (653.8 sq. feet)

Total area: approx. 158.3 sq. metres (1703.7 sq. feet)



Ground Floor
Approx. 87.5 sq. metres (1049.9 sq. feet)

