

SUPERIOR HOMES

ROYSTON & LUND



R & L

Braeside Lower Moor

Coleorton | LE67 8FJ

Guide Price £600,000

Guide Price £600,000 to £650,000

An extended four-bedroom detached cottage, 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





- Guide Price £600,000 to £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



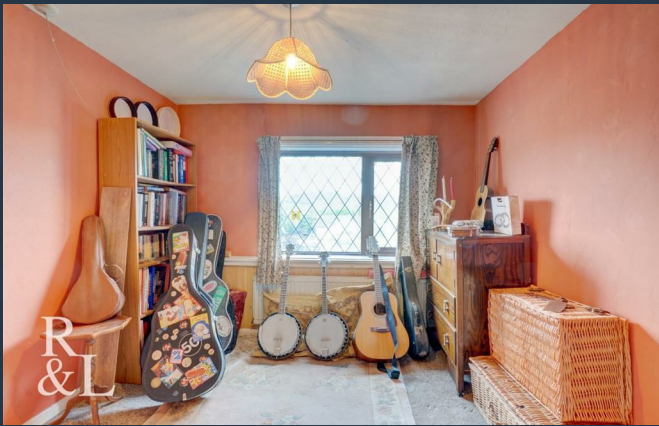


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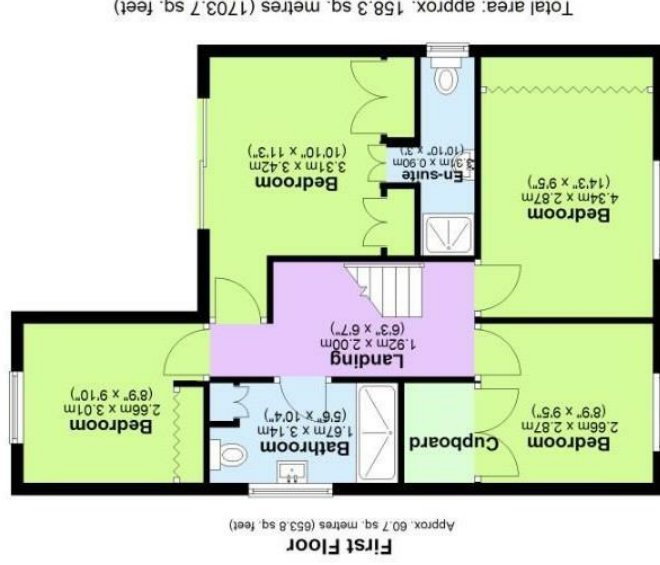




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Environmental Impact (CO ₂) Rating		England & Wales		Energy Efficiency Rating	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Potential	Current	Very environmentally friendly - lower CO ₂ emissions	Very energy efficient - lower running costs	Not environmentally friendly - higher CO ₂ emissions	Not energy efficient - higher running costs
		A (92 plus)	A (92 plus)	A (92 plus)	A (92 plus)
		B (81-91)	B (81-91)	B (81-91)	B (81-91)
		C (69-80)	C (69-80)	C (69-80)	C (69-80)
		D (55-68)	D (55-68)	D (55-68)	D (55-68)
		E (39-54)	E (39-54)	E (39-54)	E (39-54)
		F (21-38)	F (21-38)	F (21-38)	F (21-38)
		G (1-20)	G (1-20)	G (1-20)	G (1-20)
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