

SUPERIOR HOMES

ROYSTON & LUND



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Braeside Lower Moor

Coleorton | LE67 8FJ

Guide Price £600,000

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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.

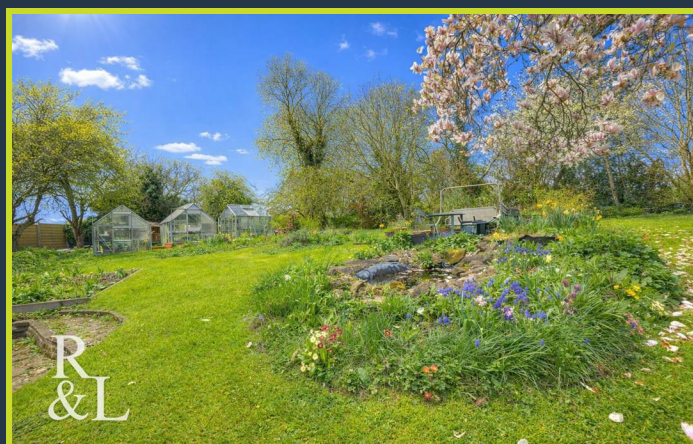
To the ground floor, the internal accommodation features a large dual-aspect reception room (formerly a dining room and separate lounge), a separate study area to the front, an open-plan kitchen/breakfast room, and a separate dining room to the rear. Off the kitchen, there is a utility room leading to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

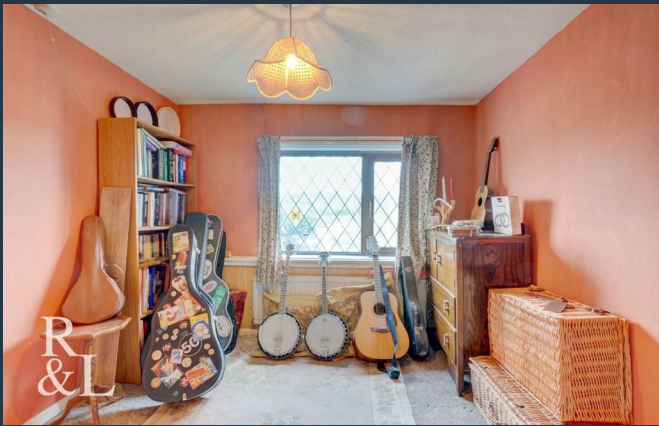








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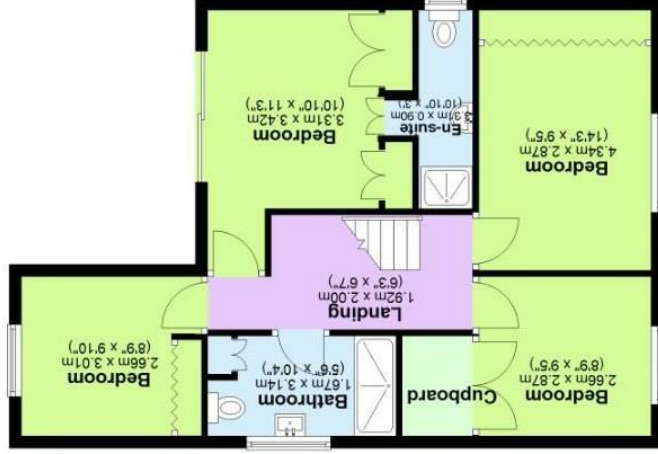
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO2 emissions	
(1-20)	G	(1-20)	G
(21-38)	F	(21-38)	F
(39-54)	E	(39-54)	E
(55-68)	D	(55-68)	D
(69-80)	C	(69-80)	C
(81-91)	B	(81-91)	B
(92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



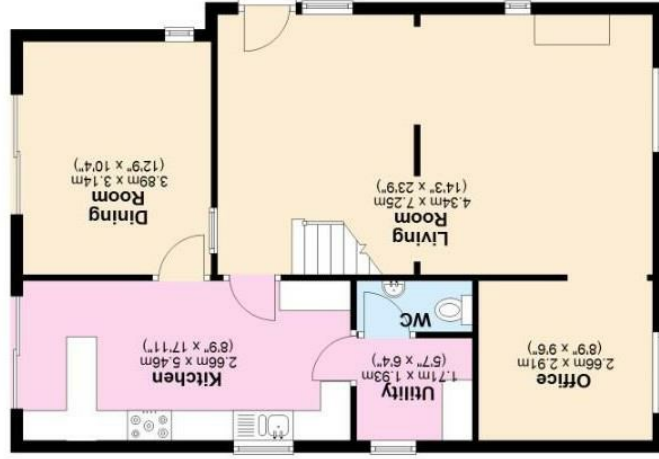
THE PROPERTY GUILD PROFESSIONALS

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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)

