



Edmonton Lower Moor Road
| LE67 8FN | Guide Price £685,000

ROYSTON
& LUND

- Guide Price £685,000 - £700,000
- Five Bedroom Home
- Principal Room with Ensuite, dressing area and bifolds onto a balcony
- Book a Viewing Today!!
- Please note: Images and descriptions are for illustrative purposes only and may not fully represent the final build.
- New Build with High Specification
- Kitchen/Diner with Bifold's to stunning views
- Guest Room - With ensuite
- **Build Completion June**





Guide Price £685,000 - £700,000

Exclusive New Build – Five-Bedroom Detached Home on Lower Moor Road

Upon entering, you'll be welcomed by a spacious and bright hallway, complete with a convenient cloakroom with WC and a beautifully crafted solid oak staircase with a sleek glass balustrade. The stunning open-plan kitchen and dining space serves as the heart of the home. This high-specification bespoke kitchen will be fitted with premium cabinetry, sleek quartz countertops, and top-of-the-line integrated appliances. A large central island offers additional workspace and informal seating, making it the perfect place for social gatherings. There are Bifold doors that open fully to garden. Additionally, a practical utility room enhances convenience.

Adjacent to the kitchen is a versatile home office or study. The front-facing guest suite features a private en suite. A stylish formal living room with an oversized feature window completes the ground floor, providing a cosy retreat.

Upstairs, the master suite boasts a dressing area, an elegant en suite, and stunning bifold doors leading onto a private balcony overlooking the rear garden. Three additional well-appointed bedrooms, all benefiting from a sleek and contemporary family bathroom.

Please note: Images and descriptions are for illustrative purposes only and may not fully represent the final build. Specification and design variations may occur. Build completion dates are subject to change. For further details on customizations, optional upgrades, or specifications, please contact Royston & Lund.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Edmonton, Lower Moor Road Coleorton Leicestershire LE678FN



EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales

EU Directive
2002/91/EC

ROYSTON
& LUND

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 firms employment has the authority to make or give any representation or warranty in respect of the property.