

# SUPERIOR HOMES

# ROYSTON & LUND



# R & L

# Braeside Lower Moor

Coleorton | LE67 8FJ

Guide Price £575,000

\*\*\*Guide Price £575,000 to £600,000\*\*\*

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](https://reports.sprift.com/property-report/?access_report_id=5179415)



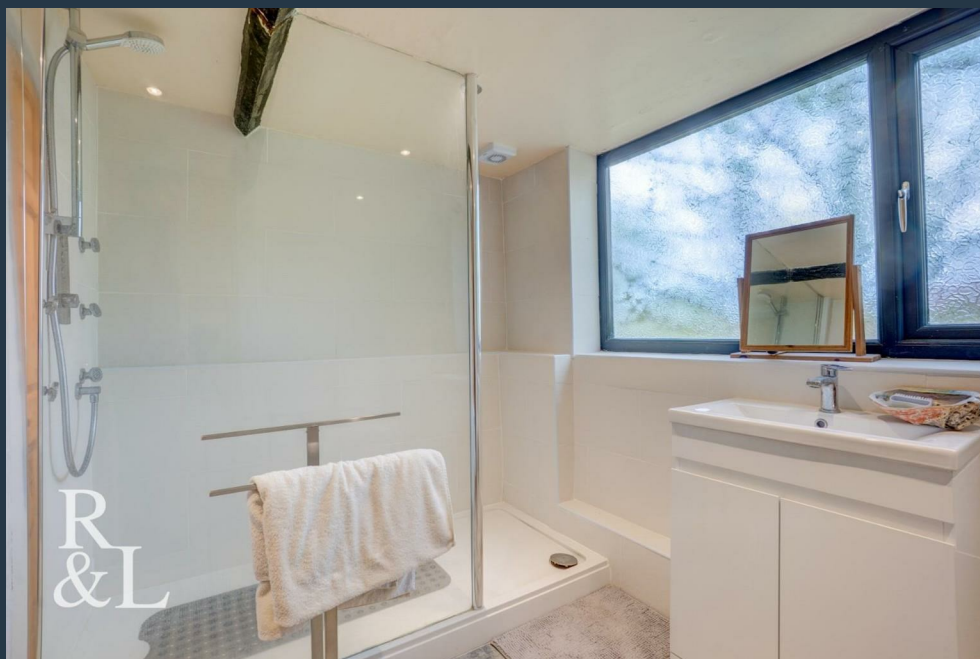


- Guide Price £575,000 to £600,000
- Four Bedroom Detached House
- Sought After Village Location
- Master Bedroom with En-Suite & Balcony
- Living Room with Separate Dining Room and Office Space
- Ground Floor Kitchen, Utility & WC
- Approx. 1/3 acre plot
- Character Property
- Council Tax Band: E // EPC Rating: F
- Freehold





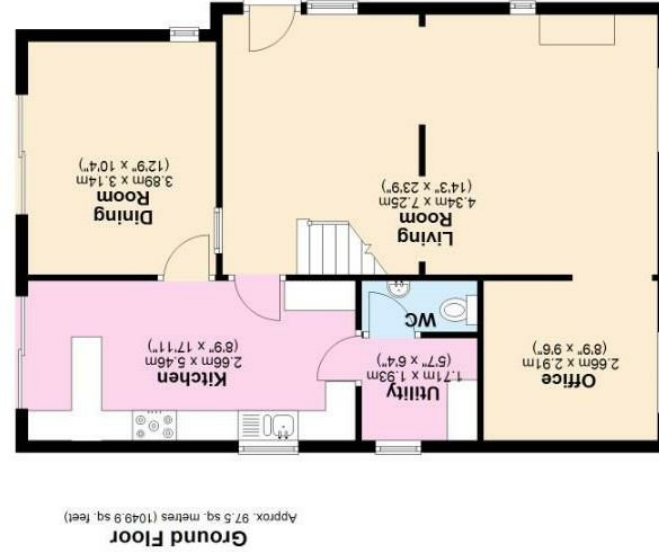
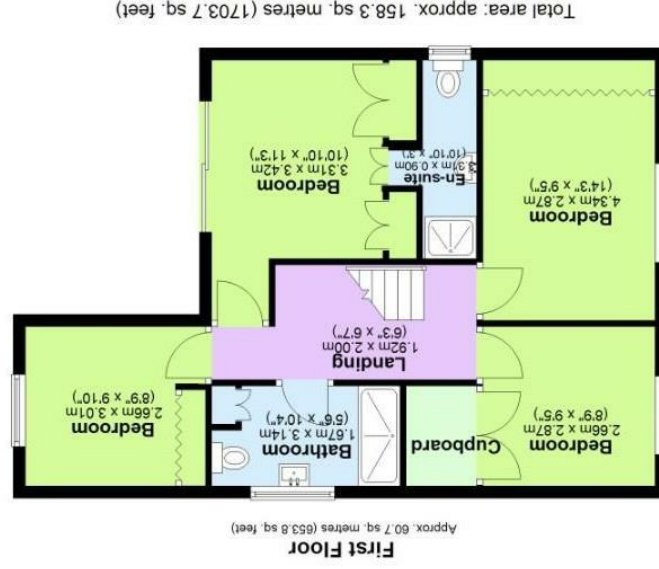
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| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                       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

