





# Lower Moor Road Coleorton

- Five bedroom detached dormer style bungalow
- Newly extended and updated full of modern comfort
- A blank canvas ready for the personal touch
- Open living/kitchen room with bi-fold doors to patio
- Five spacious bedrooms, two with en suite
- Bright airy feel thanks to sky lights throughout
- Double carport and additional off-road parking
- Enclosed garden with raised seating patio
- EPC Rating E / Council Tax Band TBC / Freehold

Nestled on the charming Lower Moor Road in the picturesque village of Coleorton, this impressive detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,503 square feet, the property boasts five generously sized bedrooms, making it an ideal family home or a splendid retreat for those who enjoy entertaining guests.

Set in the tranquil surroundings of Coleorton, this residence offers a peaceful lifestyle while still being within easy reach of local amenities and transport links. The village is known for its scenic beauty and community spirit, making it a delightful place to call home.

This exceptional property is not just a house; it is a sanctuary that promises comfort and style in equal measure. Whether you are looking to settle down with your family or seeking a spacious home for entertaining, this residence on Lower Moor Road is sure to meet your needs and exceed your expectations.





## General Description

Designed with elegance and precision, this immaculately presented residence offers over 2,000 square feet of stylish living space, enhanced by sleek contemporary finishes and breathtaking views across the Leicestershire countryside.

## Frontage

The approach to the property is striking, with a façade that blends white render and dark timber cladding for a modern yet timeless appeal. A spacious gravelled driveway provides generous parking provisions, complemented by a brick built, open-fronted carport for covered parking and additional storage. This careful attention to detail is a recurring theme throughout the home, ensuring both functionality and style at every turn.

## Accommodation

Stepping through the composite front door, you are immediately greeted by an impressive reception hallway. Towering double-height ceilings and skylights fill the space with natural light, while a handcrafted solid oak staircase leads gracefully to the gallery landing above. This welcoming entrance sets the tone for the home's sophisticated yet inviting character. Truly adding to the luxurious feel of the property is the zoned underfloor heating throughout the ground floor, giving you complete comfort and control.

The ground floor has been thoughtfully arranged to balance family living with entertaining. At its heart lies a stunning open-plan kitchen, dining, and living space, featuring a bespoke fitted kitchen and full-width bi-fold doors that open directly onto the rear garden, framing spectacular countryside views. A dedicated utility room and a walk-in pantry sit conveniently adjacent to the kitchen, while a well-proportioned family lounge provides a cosy retreat to the front of the home. Further flexibility is offered by a home office or study, and a versatile guest bedroom complete with a sleek en suite bathroom. A guest cloakroom, located off the entrance hallway, completes the ground floor layout.

Upstairs, the property continues to impress with four superb family bedrooms. The principal suite is a luxurious haven, boasting a curated dressing area, an elegant en suite bathroom, and bi-fold doors across the rear elevation that capture uninterrupted views of the surrounding countryside. The three remaining bedrooms are equally versatile in size and function and are served by a beautifully appointed four piece family bathroom, keeping the bath and shower separate.

## External

Outside, Edmonton enjoys a carefully landscaped garden that perfectly complements its rural setting. Designed with both relaxation and recreation in mind, it features a tactile paved patio ideal for al fresco dining, vibrant shaped lawns, and secure timber fencing. Mature flowerbeds soften the borders, while the seamless connection between house and garden is made possible by the bi-fold doors this reinforcing the home's emphasis on indoor-outdoor living.

## Location

The location further enhances the property's appeal, with Coleorton offering the tranquillity of village life combined with easy access to excellent amenities. The nearby historic market town of Ashby provides a wealth of shopping, dining, and schooling options, while strong commuter links ensure convenient connectivity to surrounding towns and cities.

## Method of Sale:

The property is offered for sale by Private Treaty.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance only.

## Tenure

Freehold.

## Local Authority

Northwest Leicestershire District Council, Council Offices, Coalville, Leics, LE67 3FJ.







**Viewings**  
Viewing strictly by appointment only via sole selling agent, Alexanders of Ashby-de-la-Zouch, 22 Market St, Ashby-de-la-Zouch, LE65 1AL.

**Services:**  
The property is connected to mains gas, electricity, water, and drainage.

Please note that none of the services, systems or appliances, including; heating, plumbing, and electrics, have been tested by the selling agents.

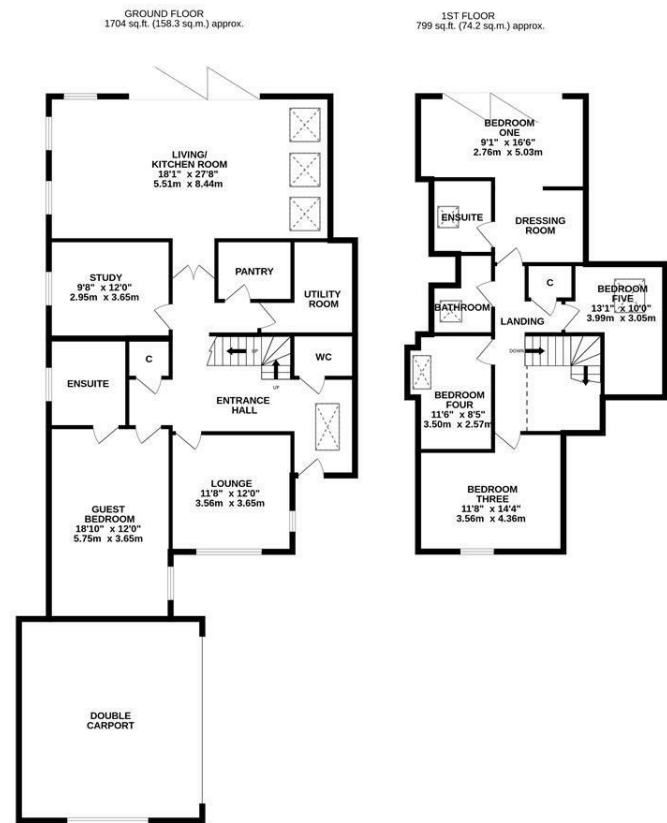
**Public Rights of Way, Wayleaves & Easements:**  
The property is sold subject to all existing public rights of way, wayleaves, easements and other legal rights, whether or not specifically mentioned in these particulars.

**Technical Information:**  
Further details, including any covenants, overage provisions, or other relevant legal or technical information, can be provided upon request.

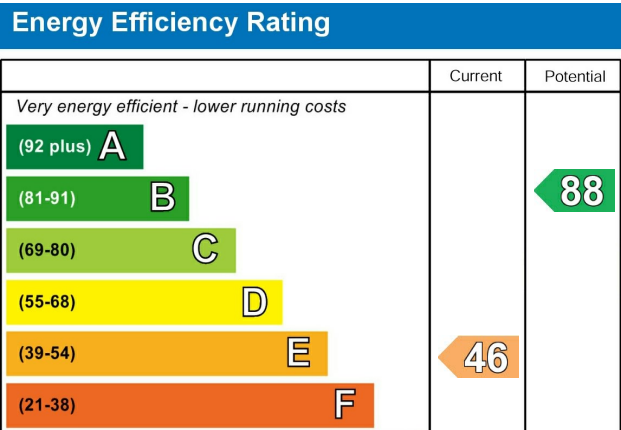
**Plans and Boundaries:**  
The plans included in these particulars are based on Ordnance Survey data and are intended for guidance only. While believed to be correct, their accuracy is not guaranteed. The purchaser will be deemed to have full knowledge of the boundaries and the extent of the ownership. Neither the vendor nor their agents will be held responsible for defining ownership or boundary lines.

**Money Laundering**  
Where an offer is successfully put forward, we are obliged by law to ask the prospective purchaser for confirmation of their identity. This will include production of their passport or driving licence and recent utility bill to prove residence. Prospective purchasers will also be required to have an AML search conducted at their cost. This evidence and search will be required prior to solicitors being instructed.

**General Note**  
These particulars whilst believed to be accurate 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 these particulars of sale as a statement of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agents employment has the authority to make or give any representation or warranty in respect to the property.



TOTAL FLOOR AREA : 2503 sq.ft. (232.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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