Superior Homes

Royston & Lund

12 Beaumont Green

Coleorton | LE67 8FU

Offers In The Region Of £600,000

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Royston & Lund are delighted to present this substantial and beautifully maintained four-bedroom detached family home, occupying a desirable position within the sought-after village of Coleorton. Enjoying attractive countryside views to the rear, generous living accommodation and a wonderfully private garden, this property offers the perfect blend of village charm and modern family living.

The property is set back from the road with ample off-road parking and access to an integral garage. Upon entering through the inner porch, you are welcomed into a spacious entrance hall which provides access to the main living accommodation. The impressive living room is a warm and inviting space, centred around a feature wood-burning stove and complemented by French doors opening onto the rear garden. There is a separate dining room, ideal for both formal occasions and everyday family meals, while the well-appointed kitchen offers ample storage and workspace. A separate utility room, convenient ground floor WC and useful study further enhance the practicality and versatility of the home.

To the first floor, the generous landing provides access to four well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom featuring a freestanding bath, creating a luxurious space to unwind.

Outside, the enclosed rear garden has been thoughtfully landscaped to provide a substantial lawned area alongside multiple patio seating spaces, perfectly suited to outdoor dining, entertaining and relaxing throughout the year. A useful garden outbuilding provides additional storage, while the rear aspect enjoys delightful open field views, offering a peaceful and picturesque setting.

- Offers in the Region of £600,000
- Four Bedroom Detached Family Home
- Two Bathrooms & Ground-floor WC
- Spacious Living Room with Wood Burner
- Spacious Kitchen with Separate Utility Room
- Beautiful Lawn Garden with Field Views
- Ample Off-road Parking & Integrated Garage
- Popular Location of Coleorton
- Council Tax: F // EPC: D
- Freehold

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Let's
Snuggle
love
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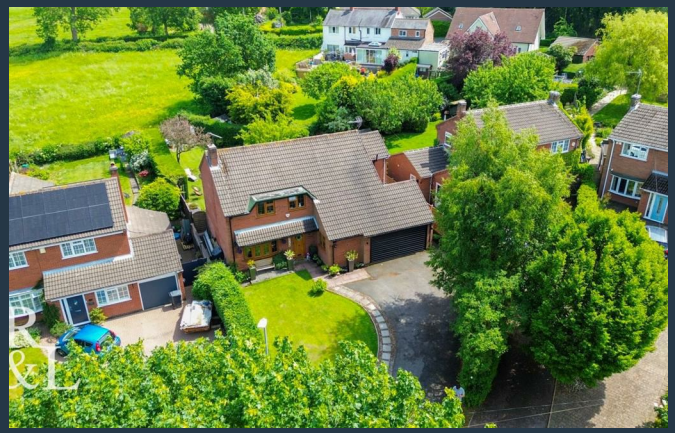
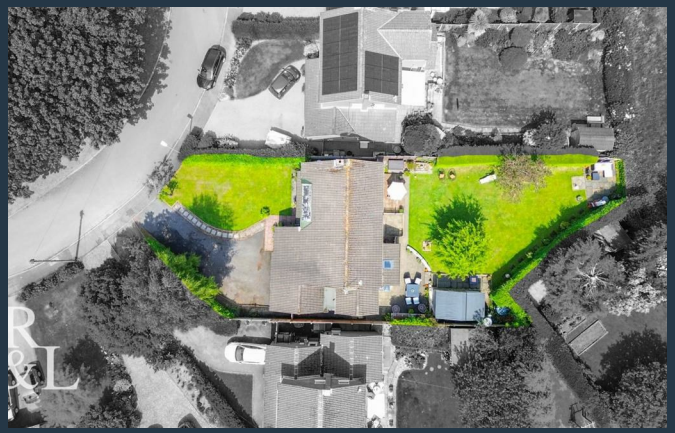




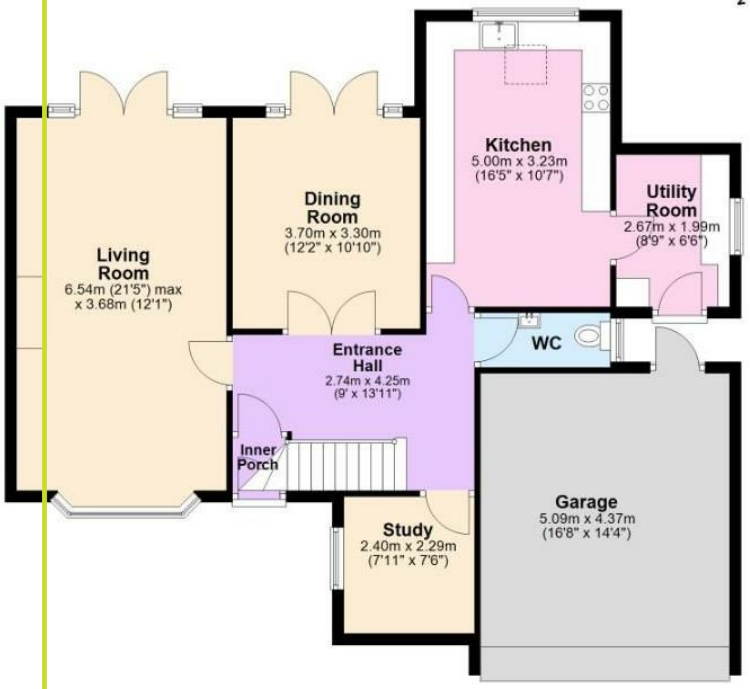
Situated in the highly regarded village of Coleorton, the property benefits from easy access to local amenities, countryside walks, reputable schools and excellent transport links. Combining spacious accommodation, charming interiors and exceptional outdoor space, this superb family home presents a fantastic opportunity for buyers seeking a lifestyle property in a desirable village location.

For more information:
https://reports.sprift.com/property-report/?access_report_id=5332150

Freehold

Ground Floor

Approx. 102.9 sq. metres (1107.5 sq. feet)



First Floor

Approx. 73.6 sq. metres (792.6 sq. feet)

Total area: approx. 176.5 sq. metres (1900.0 sq. feet)

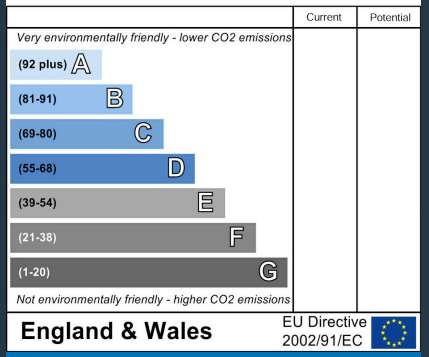
The Property Ombudsman

naea | propertymark PROTECTED

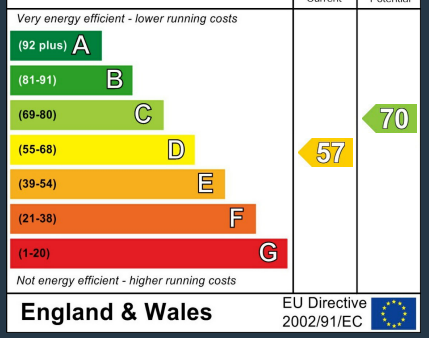
THE GUILD PROPERTY PROFESSIONALS

EPC

Environmental Impact (CO_2) Rating



Energy Efficiency Rating



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.

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ROYSTON & LUND