Superior Homes

Royston & Lund

Braeside Lower Moor

Coleorton | LE67 8FJ

Offers Around £575,000

Offers In The Region of £575,000

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

- OIRO £575,000
- Four Bedroom Detached House
- Sought After Village Location
- Master Bedroom with En-Suite & Balcony
- Living Room with Separate Dinning 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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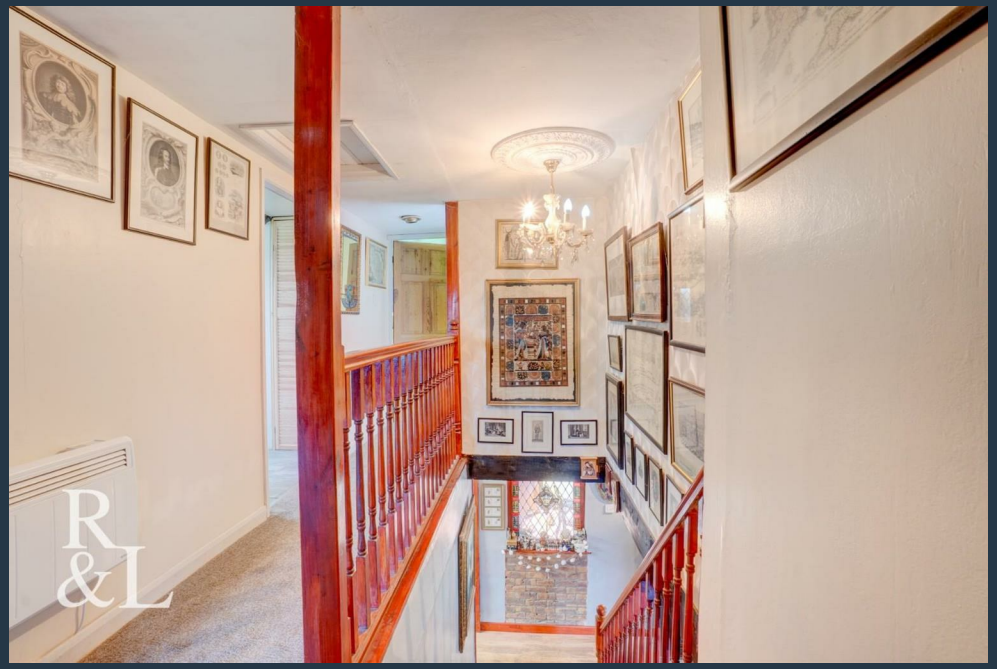

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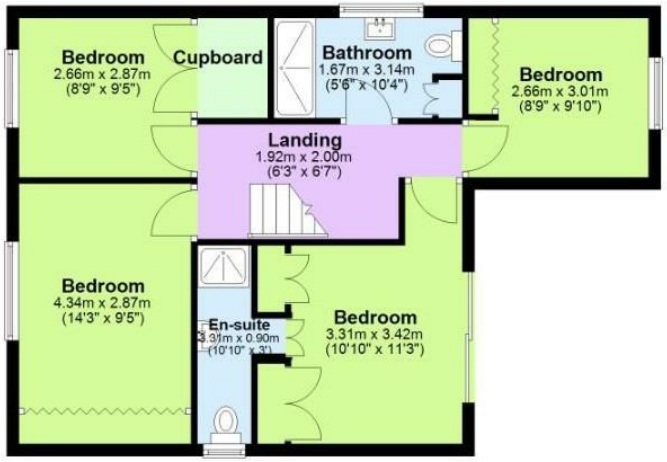
Ground Floor

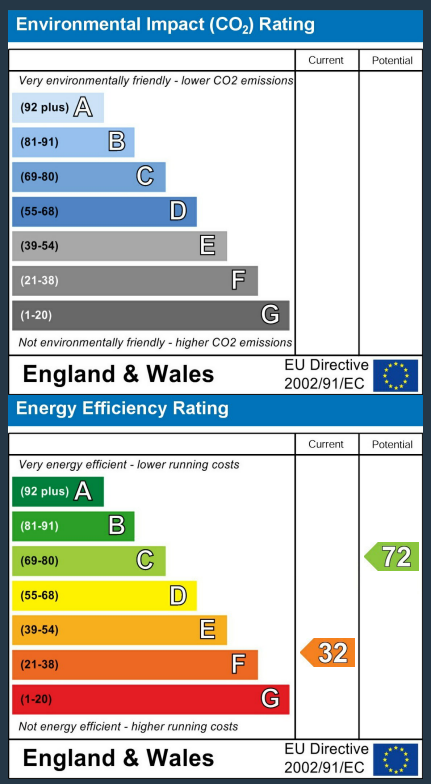
Approx. 97.5 sq. metres (1049.9 sq. feet)

First Floor

Approx. 60.7 sq. metres (653.8 sq. feet)



Total area: approx. 158.3 sq. metres (1703.7 sq. feet)



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