



**Squirrels Corner, East Goscote**  
Leicester, Leicestershire, LE7 3XN



## Squirrels Corner, East Goscote Leicester, Leicestershire, LE7 3XN Offers In Excess Of £320,000

Extended to the side and rear, Squirrels Corner offers buyers an exciting and rare opportunity to acquire an enlarged three/four bedroomed semi-detached home occupying a family friendly cul de sac location in the sought after village of East Goscote. The gas centrally heated layout includes entrance hall, lounge and extended open plan kitchen diner. Upstairs you will find three/four bedrooms and a family bathroom. The plot enjoys parking to the front, 36ft carport with a sectional garage and garden at the rear. An early viewing is strongly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
102-91 <b>A</b>		101-91 <b>A</b>	
91-81 <b>B</b>		81-91 <b>B</b>	
81-65 <b>C</b>		69-81 <b>C</b>	
65-55 <b>D</b>		55-65 <b>D</b>	
55-50 <b>E</b>		50-55 <b>E</b>	
50-45 <b>F</b>		45-50 <b>F</b>	
45-39 <b>G</b>		39-45 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



### Accommodation

Entered via a composite glazed front door into the:

### Entrance Hall

With staircase rising to the first floor, wood effect flooring, central heating radiator and useful storage cupboard. A door leads to the:

### Lounge

12'5" x 14'3" max (3.78m x 4.34m max)

Offering a window to the front elevation, wood effect flooring, central heating radiator, spotlighting and open access through to the:

### Open Plan Living Kitchen Diner

17'10" x 17'4" (5.44m x 5.28m)

A particular selling feature of the accommodation is the extended open plan living kitchen diner, perfect for families or those occasions when entertaining. Re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over, splashbacks, plinth lighting and soft closing drawers. Features include an inset 1.5 sink and drainer with mixer tap, built in 'Lamona' oven and grill, 'Lamona' hob with extraction hood above, integrated fridge freezer, wall mounted central heating boiler and an integrated 'Lamona' dishwasher and washing machine. There is also a window to the rear elevation, spotlighting, USB sockets, contemporary wall panelling, useful pantry, side access door to the carport and sliding patio doors to the rear garden.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, wood panelling and loft hatch.

### Bedroom One

10'2" x 10'7" (3.10m x 3.23m)

A double room offering a window to the rear elevation, wood flooring and a central heating radiator.

### Bedroom Two

10'6" x 14'3" (3.20m x 4.34m)

With two windows to the front elevation, carpet flooring, built in storage area and a central heating radiator.

### Bedroom Three

18'3" x 6'7" (5.56m x 2.01m)

With a window to the rear elevation.

### Potential Bedroom Four/Office

12'5" x 6'8" (3.78m x 2.03m)

Originally part of the third bedroom, the current owners have created a partition wall to create a potential fourth bedroom, home office or walk in wardrobe. In need of completing, there is a window to the front elevation.

### Family Bathroom

8'2" x 6'3" (2.49m x 1.91m)

Fitted with a modern three piece suite comprising a bath with shower unit over, pedestal wash hand basin and wc, all with complementary tiling. Having a built in cupboard, heated towel rail and an obscure window to the rear elevation.

### Outside

Set within a quiet residential location, the property offers a gravelled driveway to the front and gives access to the carport measuring 36'6" x 6'8" with a roller door, light and power. The rear garden features a patio area adjacent to the accommodation ideal for outdoor sitting. With mature borders, concrete sectional garage with personal door giving access to the side and fencing to boundaries.



### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewing Arrangements

Viewings are strictly by appointment only.

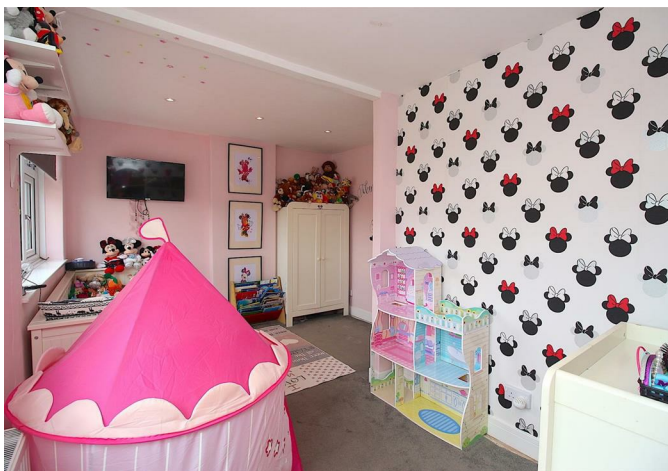
### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

### Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





### Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

