



**Yeomans Dale, East Goscote**  
Leicester, Leicestershire, LE7 3SZ



# Yeomans Dale, East Goscote Leicester, Leicestershire, LE7 3SZ Chain Free £290,000

A rare opportunity for those in search of single storey living in the peaceful village of East Goscote, fall in love with this extended two bedroom detached bungalow ideal for those looking to downsize from a larger family home. Benefiting from gas central heating, the layout includes an entrance porch, lounge, breakfast kitchen, double room with en-suite wet room, further bedroom and bathroom. Situated within walking distance to local amenities, outside there are front and rear gardens as well as a driveway providing off road parking leading to a single garage. Available with no upward chain, properties of this size and style very rarely come to the market and an early viewing is therefore 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 |           |
| A   | A         | A   | A         |
| B   | B         | B   | B         |
| C   | C         | C   | C         |
| D   | D         | D   | D         |
| E   | E         | E   | E         |
| F   | F         | F   | F         |
| G   | G         | G   | G         |
| Not energy efficient - higher running costs |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| England & Wales                             |           | England & Wales   |           |
| EU Directive 2002/91/EC                     |           | EU Directive 2002/91/EC   |           |



### Accommodation

Front entrance door opens into the:

#### Entrance Porch

With a useful built in storage cupboard, carpet flooring and a door leading to the:

#### Lounge

**21'8" max x 12'9" (6.60m max x 3.89m)**

Enjoying a bow window to the front elevation, the reception room is presented with carpet flooring and features a central heating radiator and fireplace. A door leads to the:

#### Inner Hall

With doors giving access to majority of the accommodation.

#### Breakfast Kitchen

**11'6" x 8'5" (3.51m x 2.57m)**

Affording space for a table and chairs, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap and space for appliances. With dual aspect glazing, central heating radiator and a side access door to the gated driveway.

#### Bedroom One

**13'8" x 9'7" max (4.17m x 2.92m max)**

A double room offering a window to the side elevation, carpet flooring, central heating radiator and a sliding door to the:

#### Wet Room

**6'8" x 8'2" (2.03m x 2.49m)**

Comprising a 'Triton' shower, wash hand basin with storage beneath and wc, with complementary tiled walls. With a window to the rear elevation and a central heating radiator.

#### Bedroom Two

**10'4" x 11'10" into robes (3.15m x 3.61m into robes)**

Enjoying the use of built in wardrobes, bedroom two offers a window to the rear elevation, central heating radiator, carpet flooring and a concealed central heating boiler.

### Bathroom

**7'2" x 5'5" (2.18m x 1.65m)**

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled walls. There is also a heated towel rail and a window to the side elevation.

### Outside

The property occupies a particularly desirable position in the heart of East Goscote village with the country side on your doorstep and a low maintenance frontage along a tarmac driveway which provides off street parking. Gates open to provide further parking which leads along side the property to a detached single garage. The rear garden is mainly laid to lawn with a variety of shrubbery and plants to borders and a patio area ideal for outdoor entertaining and sitting.

### Garage

**17'6" x 8'3" (5.33m x 2.51m)**

With, light, power and an up and over door.

### 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 firms 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.

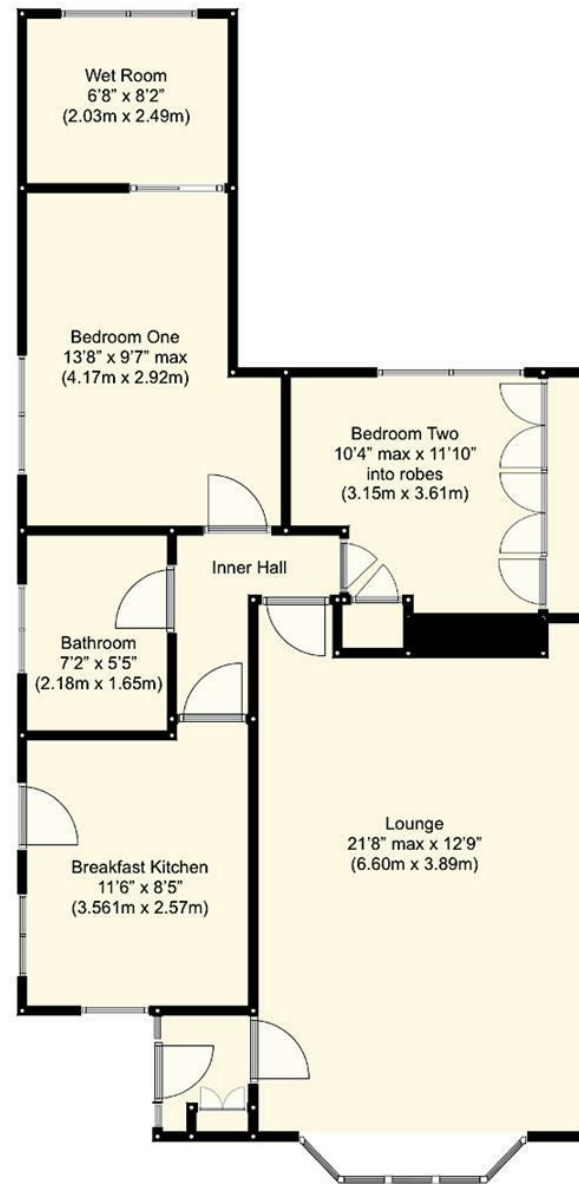
### Referrals

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.





t: 0116 344 0110

e: [syston@newtonfallowell.co.uk](mailto:syston@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)



