



Long Furrow, East Goscote

Leicester, Leicestershire, LE7 3SU

Chain Free £314,950



Located in the popular village of East Goscote and available with no upward chain, fall in love with well proportioned three bedroom detached family home occupying a prominent corner position with the potential for extension subject to necessary consent. Benefiting from gas central heating, the accommodation includes an entrance hall, full length lounge diner, breakfast kitchen and ground floor WC, with the first floor offering three bedrooms and a family bathroom. To the outside the property enjoys use of a driveway and single garage, with lawned gardens to the side and rear. Ideal for growing families due to being directly opposite Jubilee Playing Fields, an early viewing is strongly recommended.

Accommodation

Front entrance door opens into the:

Entrance Hall

With a staircase rising to the first floor, built in cloaks cupboard, carpet flooring and a central heating radiator. A door leads to the:

Lounge Diner

23'11" max x 15'8" max (7.30m max x 4.78m max)

Affording plenty of space for formal dining and comfortable sitting, with a window to the front elevation, sliding patio doors to the rear garden, carpet flooring, two central heating radiators, ceiling coving and a feature fireplace. A door leads to the:

Breakfast Kitchen

13'3" x 13'0" (4.05m x 3.97m)

Affording plenty of 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 and tiled splashbacks. Features include an inset sink and drainer, built in fridge freezer, 'Hotpoint' oven and four ring hob over, 'Hygena' dishwasher and space for washing machine. With two rear elevation windows, tiled flooring, central heating radiator and a useful under stairs cupboard. A door leads to the:

Inner Hall

With a door to the side lobby and a door to the:

Ground Floor WC

Fitted with a wc and wash hand basin, with a window to the rear elevation.

Side Lobby

Giving access to the front and rear, with a door leading to the garage.

Garage

14'9" x 8'3" (4.510m x 2.52m)

With light, power and a door to the front.

First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring and a built in airing cupboard.

Bedroom One

12'7" x 10'9" max (3.85m x 3.28m max)

A double room enjoying the use of built in wardrobes, with a window to the rear elevation, carpet flooring and a central heating radiator.

Bedroom Two

11'0" x 8'6" max (3.36m x 2.60m max)

Enjoying views to the front, the second bedroom offers carpet flooring, central heating radiator, coving and a built in wardrobe.

Bedroom Three

11'0" max x 7'10" (3.36m max x 2.39m)

With a window to the rear elevation, built in wardrobes and drawers, carpet flooring, central heating radiator and ceiling coving.

Bathroom

8'0" x 6'11" (2.45m x 2.11m)

Fitted with a three piece suite comprising a bath with 'Triton' shower over and screen, pedestal wash hand basin and wc, with partially tiled walls, carpet flooring, central heating radiator and a window to the front elevation.

Outside

A particular selling feature of the accommodation is the larger than average plot boasting the potential for extension to the side subject to necessary consent. There is a driveway to the front providing off road parking giving access to the garage. The rear garden is mainly laid to lawn with a patio area adjacent to the accommodation, ideal for outdoor entertaining.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Council - Tax Band D 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.

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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

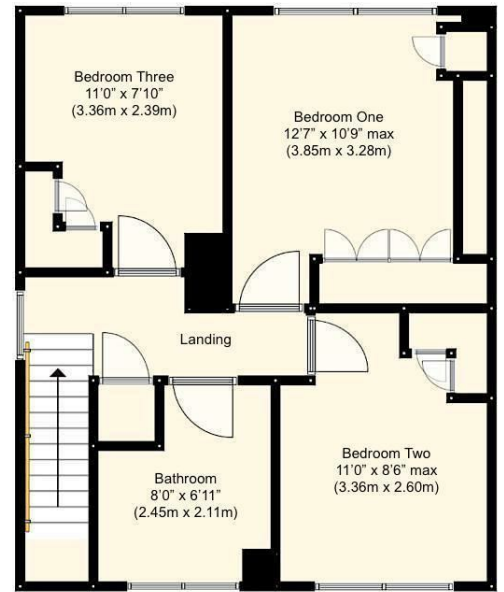
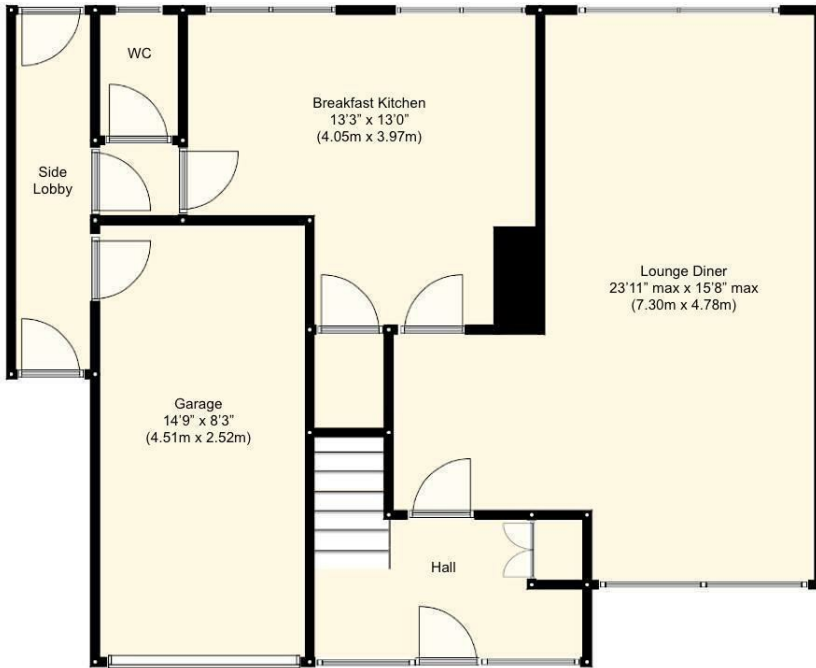
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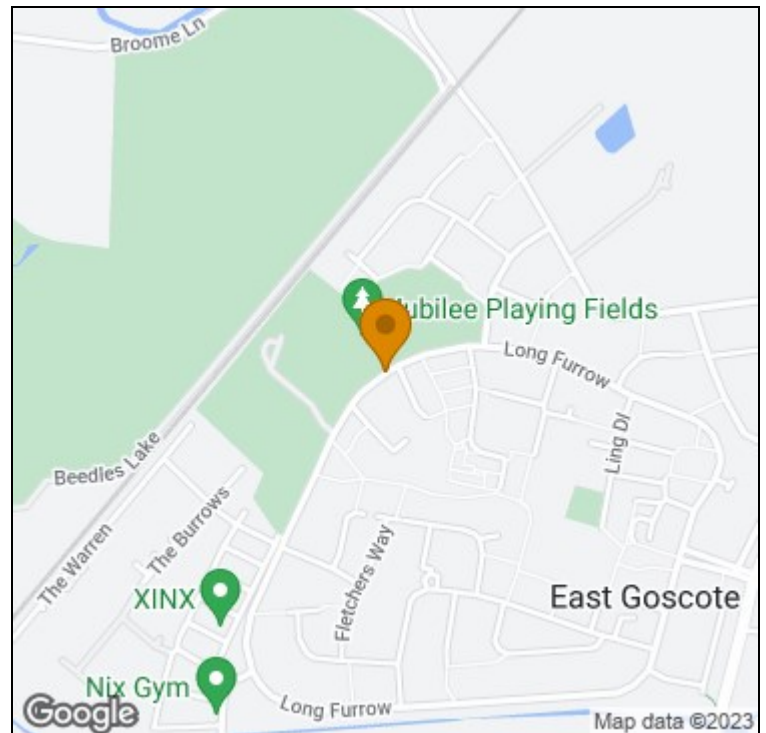
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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