# Long Furrow, East Goscote

Leicester, Leicestershire, LE7 3SU

## Chain Free £349,950

NEWTON FALLOWELL

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.

## 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

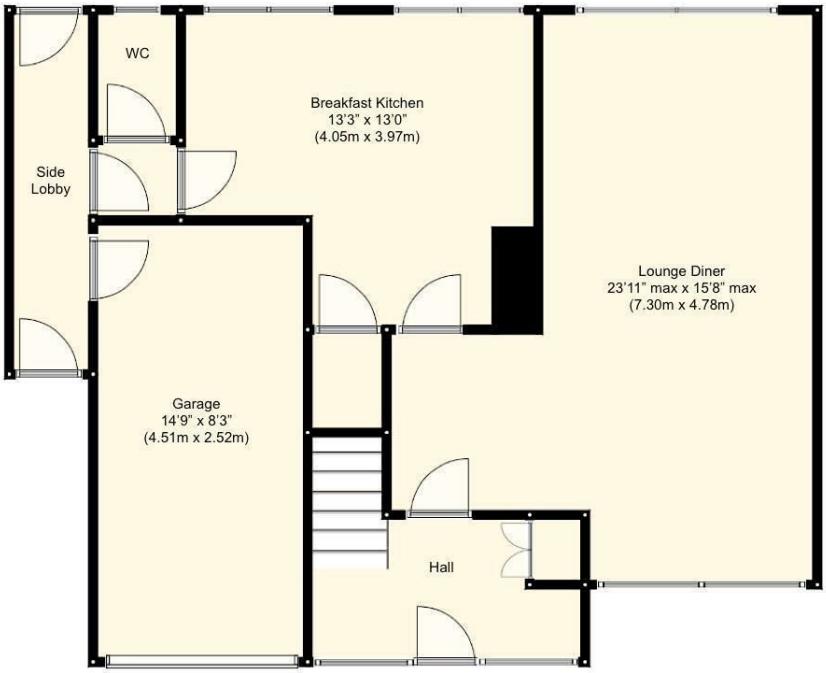
as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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.

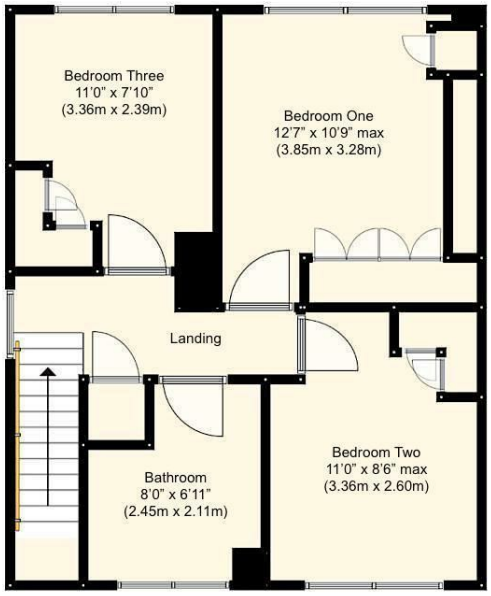
## Referrals

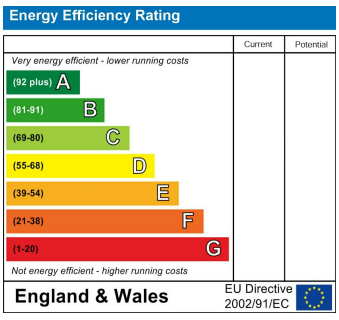
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require 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.

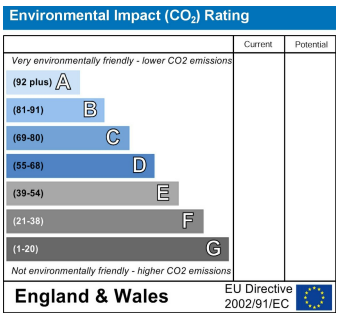
## Free Property Valuations

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



t: 01163440110 e: syston@newtonfallowell.co.uk
www.newtonfallowell.co.uk