



Bracken Dale, East Goscote
Leicester, Leicestershire, LE7 3XS



NEWTON FALLOWELL

Bracken Dale, East Goscote Leicester, Leicestershire, LE7 3XS Offers Over £290,000

Boasting a 16" conservatory extension to the rear, fall in love with this three bedroom semi detached home having been occupied by the same people since 1975 and provides a rare opportunity for growing families to acquire a property in the desirable location of East Goscote. Benefiting from gas central heating, the layout includes an entrance porch and hall, lounge, dining room, aforementioned conservatory and kitchen. Upstairs you will find three bedrooms and a contemporary shower room. Situated within walking distance to playing fields, schooling and amenities, externally the property features a driveway and garage, with front and rear lawned gardens. An immediate viewing comes highly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A		Very environmentally friendly - lower CO ₂ emissions (82-100) A	
(81-91) B		(61-81) B	
(69-80) C		(50-60) C	
(55-68) D		(35-49) D	
(39-54) E		(22-34) E	
(21-38) F		(10-21) F	
(1-20) G		(1-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
84	61		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Accommodation

Sliding door leads to the:

Entrance Porch

With a door leading to the:

Entrance Hall

With two useful storage cupboards, carpet flooring, central heating radiator, staircase rising to the first floor and a door leading to the:

Lounge

15'5" x 10'8" max (4.70m x 3.25m max)

Enjoying light provided by a window overlooking the lawned front garden, the primary living space offers a feature fireplace, central heating radiator, carpet flooring and access through to the:

Dining Room

9'8" x 8'7" (2.95m x 2.62m)

Ideal for formal dining, the second reception room is presented with carpet flooring and offers a central heating radiator. With sliding doors to the kitchen and conservatory.

Conservatory

9'0" x 16'8" (2.74m x 5.08m)

The conservatory is a fantastic addition to the accommodation providing additional downstairs living space. With tiled flooring, plumbing for washing machine, central heating radiator, dual aspect glazing and doors to the garden.

Kitchen

9'7" x 8'2" (2.92m x 2.49m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer unit with mixer tap, built in 'Hotpoint' oven, four ring gas hob with extractor hood above and space for an under counter fridge. With a side access door and a window looking into the conservatory.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, built in cupboard, hatch to the partially boarded loft space, window to the side elevation and a central heating radiator.

Bedroom One

10'9" not into robes x 9'9" (3.28m not into robes x 2.97m)

A double room featuring built in wardrobes, with carpet flooring, central heating radiator and a window to the front elevation.

Bedroom Two

10'8" x 9'4" max (3.25m x 2.84m max)

A second double room offering views of the rear garden, with carpet flooring and a central heating radiator.

Bedroom Three

7'5" x 7'1" (2.26m x 2.16m)

With a window to the front elevation, carpet flooring and a central heating radiator.

Shower Room

5'5" x 7'6" (1.65m x 2.29m)

Fitted with a contemporary three piece suite comprising a walk in shower, wash hand basin and wc, with complementary tiled surrounds. With a heated towel rail and a window to the rear elevation.

Outside

The property occupies a sought after position being within walking distance to local schooling, amenities and playing fields. with a lawned garden to the front adjacent to a driveway which provides off street parking and gives access to the garage. Gated access leads to the rear where a mainly laid to lawn garden can be found, with a paved patio area, timber fencing to the perimeter, useful store under the stairs accessed from outside, two sheds and an outside tap.

Garage

15'7" x 8'2" (4.75m x 2.49m)

With an up and over door to the front.



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.

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