

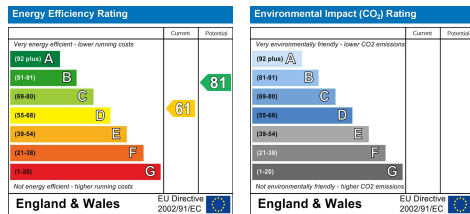


Shepherds Walk, East Goscote  
Leicester, Leicestershire, LE7 3ZT



## Shepherds Walk, East Goscote Leicester, Leicestershire, LE7 3ZT Offers In Excess Of £325,000

Extended to the rear, walk in and be surprised by this enlarged link-detached home occupying a family friendly position in the popular and thriving village of East Goscote. Benefiting from gas central heating, the layout includes an entrance porch, reception hall (currently used for dining), lounge with feature log burner, breakfast kitchen, storage room and a downstairs bedroom with an en-suite shower room. Upstairs you will find three bedrooms and a shower room. Set along a pathway, there are gardens to the front and rear, with a driveway and garage in a nearby block. An early viewing is highly recommended to avoid disappointment.



### Accommodation

Front entrance door opens into the:

#### Entrance Porch

Providing the perfect space for your coats and shoes, the useful entrance porch is presented with tiled flooring and offers a door to the:

#### Reception Hall

13'1" x 8'9" (4.00m x 2.68m)

Currently being utilised as a dining area, the entrance hallway offers a staircase to the first floor, wood effect flooring, central heating radiator and doors to some of the downstairs accommodation. There is also a useful storage cupboard.

#### Lounge

11'11" x 15'1" (3.64m x 4.61m)

Positioned around a feature log burner, the reception room offers a window to the front elevation. With wood effect flooring, central heating radiator and coving.

#### Breakfast Kitchen

12'2" max x 18'0" (3.72m max x 5.50m )

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in oven, four ring gas hob with extraction hood above, wall mounted Glow-worm boiler, inset sink and drainer and space for appliances. Featuring a breakfast bar, there is a rear elevation window, central heating radiator and a useful pantry cupboard. A door leads to the:

#### Ground Floor Bedroom

9'10" x 7'11" (3.02m x 2.43m)

With carpet flooring, central heating radiator, coving and french doors to the garden. This room could also be used as a snug, games room or home office. A door leads to the:

#### Shower Room

9'10" x 3'1" (3.02m x 0.96m)

Fitted with a three piece suite comprising a shower enclosure, wash hand basin and wc, with complementary tiled walls. There is also carpet flooring and a rear elevation window.

#### Storage Room

4'6" x 5'3" (1.39m x 1.61m)

Providing useful storage, with built in units, tiled flooring and a rear access door.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation.

#### Bedroom One

12'0" x 11'3" into robes (3.67m x 3.44m into robes)

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

#### Bedroom Two

9'0" x 11'4" (2.75m x 3.47m)

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

#### Bedroom Three

12'0" x 6'7" (3.68m x 2.01m)

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

#### Shower Room

9'0" x 6'4" (2.76m x 1.94m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and wc, with tiled flooring, heated towel rail and a window to the rear elevation.



## Outside

Set along a pathway, the plot offers a lawned garden to the front with a pathway leading to the front entrance door. To the rear is a lawned rear garden featuring a patio area adjacent to the accommodation ideal for outdoor entertaining. With fencing to boundaries and gated access to the rear. The property also has the use of a parking and single garage in a block, just a short walk from the front door.

## Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood 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

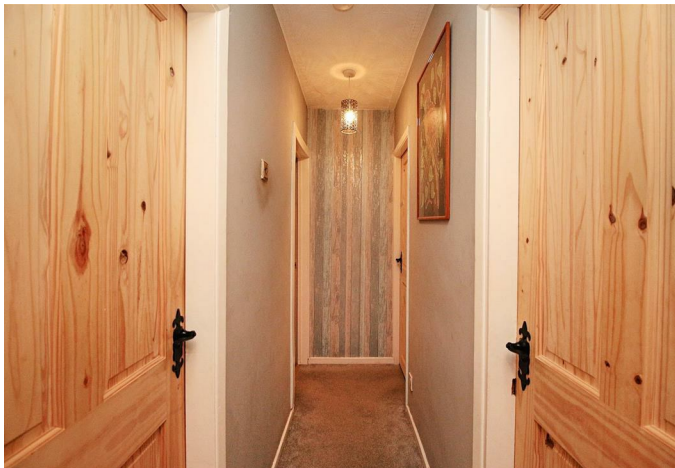
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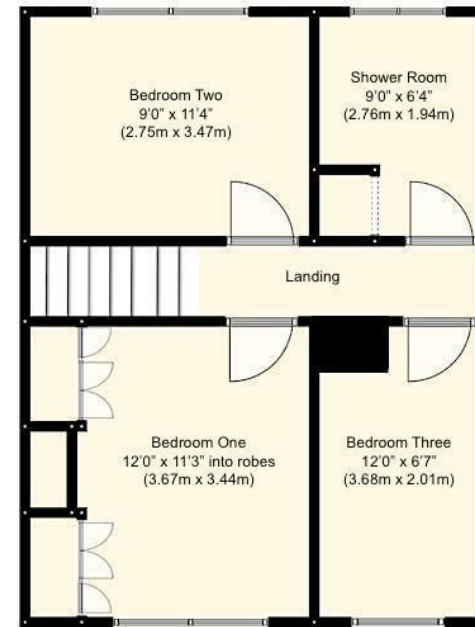
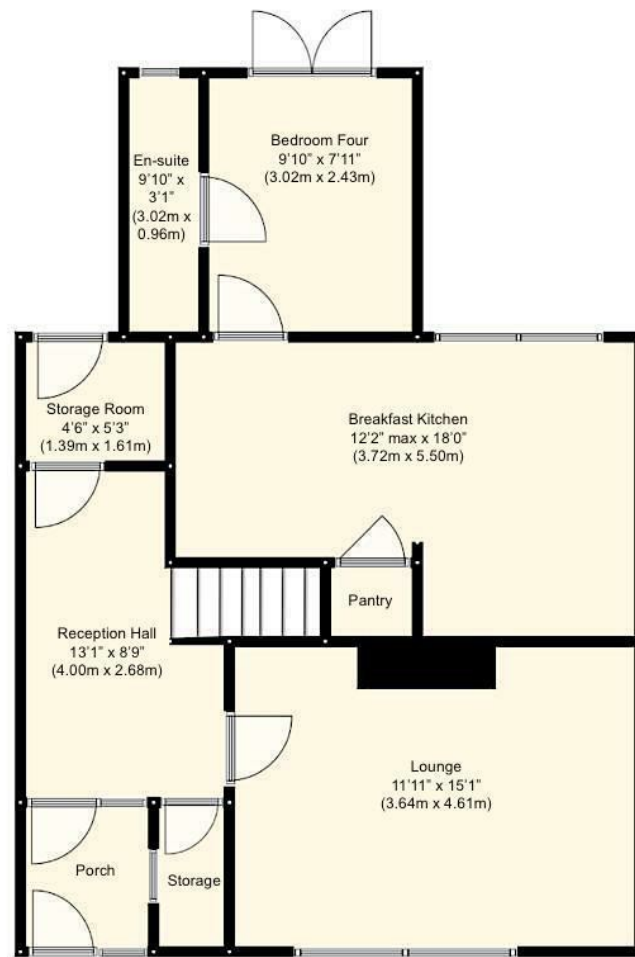
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