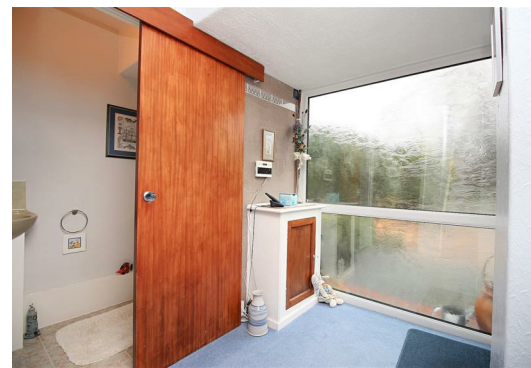




## Long Furrow, East Goscote

Leicester, Leicestershire, LE7 3ZL

£274,950



Boasting an upgraded central heating boiler, walk in and be surprised by this three bedroom semi detached home situated on the fringes of East Goscote and not overlooked from the front. The plot allows for a driveway, garage and gardens to the front and rear, with the alarmed accommodation including an entrance hall, downstairs wc, lounge, dining room and kitchen. Upstairs are three well proportioned bedrooms and a bathroom. An immediate viewing comes highly recommended.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Presented with carpet flooring, the entrance hall offers a built in meter cupboard, staircase rising to the first floor, central heating radiator and access to the lounge and downstairs WC.

#### Ground Floor WC

Fitted with a two piece suite comprising a wc and corner wash hand basin, with a window to the front elevation.

#### Lounge

**14'1" x 19'0" max (4.31m x 5.81m max)**

The larger than normal primary reception room offers a window to the front elevation. With carpet flooring, coving, two central heating radiators and wall lights. Doors open to the:

#### Dining Room

**7'6" x 10'1" (2.31m x 3.09m)**

Perfect for formal dining occasions, the second reception room is presented with carpet flooring and offers a central heating radiator and a sliding patio door to the garden. Open access leads through to the:

#### Kitchen

**7'5" x 11'7" (2.28m x 3.54m)**

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, built in 'Hoover' oven, 'Candy' hob and extraction hood above, stands for a microwave, space for a washing machine and space for an under counter fridge. With a window to the rear elevation, useful pantry with shelving and a side access door to the garden.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with a window to the side elevation, carpet flooring, central heating radiator, built in cupboard housing the upgraded central heating boiler and a hatch to the boarded loft space with a ladder, light and power.

#### Bedroom One

**10'2" x 12'6" (3.12m x 3.83m)**

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

#### Bedroom Two

**11'7" x 9'6" (3.55m x 2.92m)**

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

#### Bedroom Three

**8'5" x 9'2" (2.57m x 2.80m)**

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

#### Bathroom

**6'5" x 6'10" (1.97m x 2.09m)**

Fitted with a three piece suite comprising a bath with a shower over, screen and tiled surrounds, pedestal wash hand basin and wc, with a central heating radiator and a window to the side elevation.

#### Outside

The plot firstly begins with a driveway which provides off street parking giving access to the garage. Gates to the side of the property lead to the rear garden featuring a patio area adjacent to the accommodation ideal for outdoor entertaining, with fencing to boundaries.

#### Garage

**16'0" x 8'2" (4.88m x 2.51m)**

With light, power, up and over door and a side access door.

#### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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 Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His 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. He 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.

#### Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. 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 fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs,

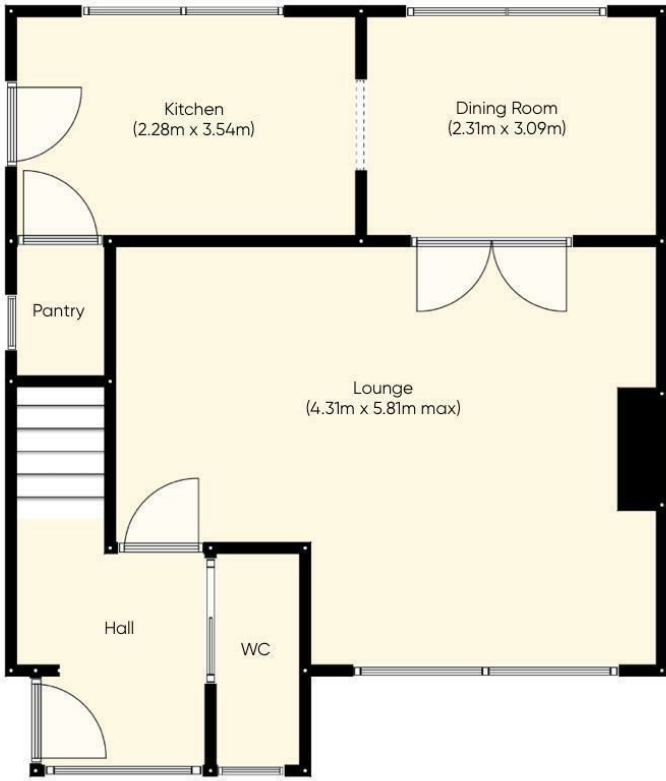
measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

#### 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 Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. 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 energy assessor 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.



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

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



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