



**Squirrels Corner, East Goscote**  
Leicester, Leicestershire, LE7 3XN



## Squirrels Corner, East Goscote Leicester, Leicestershire, LE7 3XN Asking Price £310,000

Extended to the side and rear, Squirrels Corner offers buyers an exciting and rare opportunity to acquire an enlarged three/quarter bed roomed semi-detached home occupying a family friendly cul de sac location in the sought after village of East Goscote. The gas centrally heated layout includes entrance hall, lounge and extended open plan kitchen diner. Upstairs you will find three/quarter bedrooms and a family bathroom. The plot enjoys parking to the front, 36ft carport with a sectional garage and garden at the rear. An early viewing is strongly recommended to avoid disappointment.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-95% <b>A</b>		92-95% <b>A</b>	
81-91% <b>B</b>		81-91% <b>B</b>	
69-80% <b>C</b>		69-80% <b>C</b>	
55-68% <b>D</b>		55-68% <b>D</b>	
39-54% <b>E</b>		39-54% <b>E</b>	
21-38% <b>F</b>		21-38% <b>F</b>	
1-20% <b>G</b>		1-20% <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



### Accommodation

Entered via a composite glazed front door into the:

### Entrance Hall

With staircase rising to the first floor, wood effect flooring, central heating radiator and useful storage cupboard. A door leads to the:

### Lounge

12'5" x 14'3" max (3.78m x 4.34m max)

Offering a window to the front elevation, wood effect flooring, central heating radiator, spotlighting and open access through to the:

### Open Plan Living Kitchen Diner

17'10" x 17'4" (5.44m x 5.28m)

A particular selling feature of the accommodation is the extended open plan living kitchen diner, perfect for families or those occasions when entertaining. Re-fitted with a contemporary range of wall mounted and base units with complementary work surfaces over, splashbacks, plinth lighting and soft closing drawers. Features include an inset 1.5 sink and drainer with mixer tap, built in 'Lamona' oven and grill, 'Lamona' hob with extraction hood above, integrated fridge freezer, wall mounted central heating boiler and an integrated 'Lamona' dishwasher and washing machine. There is also a window to the rear elevation, spotlighting, USB sockets, contemporary wall panelling, useful pantry, side access door to the carport and sliding patio doors to the rear garden.

### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, wood panelling and loft hatch.

### Bedroom One

10'2" x 10'7" (3.10m x 3.23m)

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

### Bedroom Two

10'6" x 14'3" (3.20m x 4.34m)

With two windows to the front elevation, carpet flooring, built in storage area and a central heating radiator.

### Bedroom Three

18'3" x 6'7" (5.56m x 2.01m)

With a window to the rear elevation.

### Bedroom Four/Office

12'5" x 6'8" (3.78m x 2.03m)

Originally part of the third bedroom, the current owners have created a partition wall to create a potential fourth bedroom, home office or walk in wardrobe. In need of completing, there is a window to the front elevation.

### Family Bathroom

8'2" x 6'3" (2.49m x 1.91m)

Fitted with a modern three piece suite comprising a bath with shower unit over, pedestal wash hand basin and wc, all with complementary tiling. Having a built in cupboard, heated towel rail and an obscure window to the rear elevation.

### Outside

Set within a quiet residential location, the property offers a gravelled driveway to the front and gives access to the carport measuring 36'6" x 6'8" with a roller door, light and power. The rear garden features a patio area adjacent to the accommodation ideal for outdoor sitting. With mature borders, concrete sectional garage with personal door giving access to the side and fencing to boundaries.



### 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.

### 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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