



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



**NEWTON FALLOWELL**

## Bracken Dale, East Goscote Leicester, Leicestershire, LE7 3XS Offers In Excess Of £275,000

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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 82-91 <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>	
44-54 <b>E</b>		44-54 <b>E</b>	
31-43 <b>F</b>		31-43 <b>F</b>	
1-30 <b>G</b>		1-30 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>84</b>	<b>61</b>		
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.

### 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 firm's 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

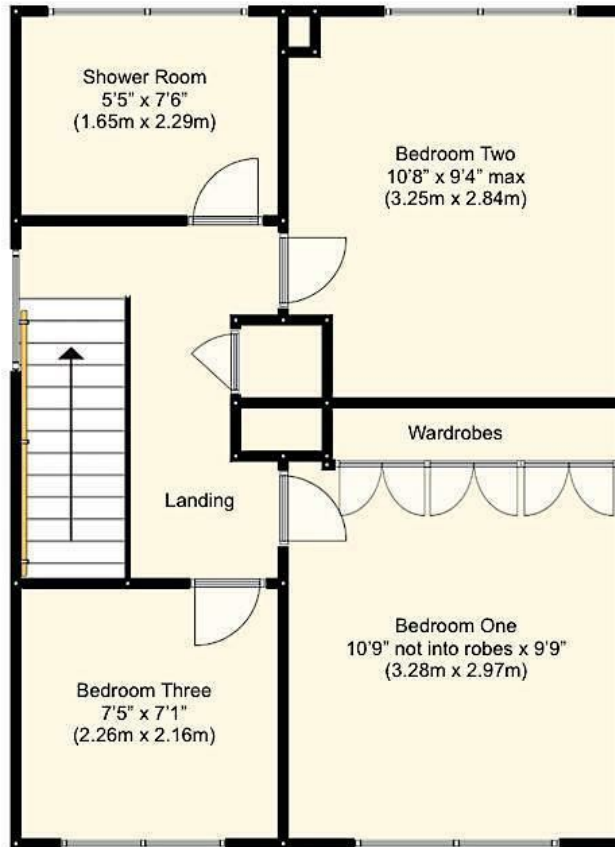
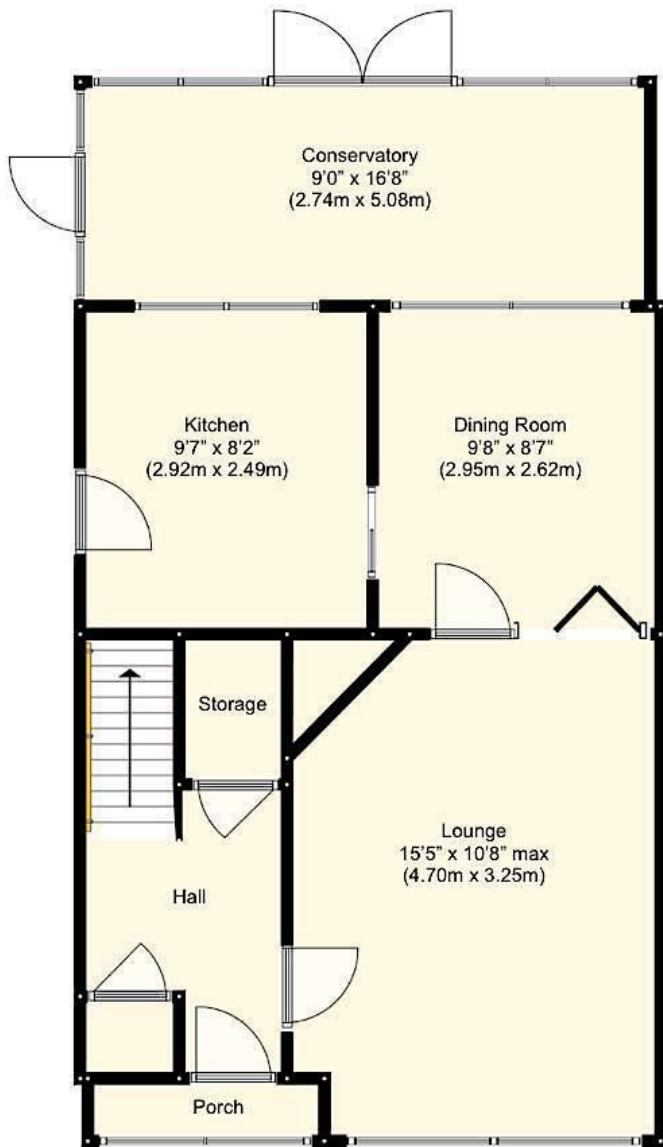
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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







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