



## The Chase, East Goscote

Leicester, LE7 3WY

£359,950



Located in the popular village of East Goscote with access to local amenities, local schooling, cycle routes and bus stops, fall in love with this enlarged and much improved three bedroom detached family home occupying a cul de sac position being directly opposite Jubilee playing fields, perfect for growing families. Benefiting from gas central heating boiler and a working alarm, the accommodation includes an entrance hall, ground floor wc, lounge, kitchen diner open with the living area extension. There is also a useful utility room. Upstairs you will find three well proportioned bedrooms and a bathroom. Outside there is parking to the front giving access to an integral garage, with a lawned garden at the rear. An early viewing is highly recommended to avoid disappointment.

#### Accommodation

Front entrance door opens into the:

##### Entrance Hall

Affording plenty of space for your coats and shoes, the entrance hall is presented with quick step vinyl flooring and offers a staircase rising to the first floor and a central heating radiator. A door leads to the:

##### Ground Floor WC

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

##### Lounge

**15'6" x 15'8" (4.74m x 4.78m)**

Offering a window to the front elevation, the reception room offers continuation of the flooring from that of the entrance hall. With a central heating radiator, coving, TV point, useful storage cupboard under the stairs and a door leading to the:

##### Open Plan Living Kitchen Diner

The heart of the home, a particular selling feature of the accommodation is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. Enlarged by an extension to the rear, this area of the home is perfect for families and those occasions when entertaining.

##### Kitchen Diner

**13'5" max x 27'5" (4.09m max x 8.36m)**

Affording plenty of space for a table and chairs, the kitchen is fitted with a range of wall mounted and base units with complementary work surfaces over and features including an inset 1.5 sink and drainer, integrated fridge freezer, built in 'Miele' oven, 'Lamona' five ring gas hob with fitted extractor hood above, integrated dishwasher and a built in 'Lamona' microwave. With two central heating radiators, spotlighting and a window to the rear elevation. Open access leads through to the:

##### Living Area Extension

**11'4" x 16'11" (3.46m x 5.16m)**

A fantastic addition to the accommodation providing families with additional downstairs living space. With two velux windows, central heating radiator, spotlighting, TV point, window to the side elevation and doors opening out into the rear garden.

##### Lobby

With a door to the garden and open access through to the:

##### Utility Room

**5'11" x 10'6" (1.81m x 3.22m)**

Providing further storage and plumbing for two appliances, with an inset 1.5 sink and drainer, central heating radiator and access to the garage.

##### Garage

**15'1" x 11'3" (4.62m x 3.43m)**

Providing useful storage, with light, power, fitted units and an electric door to the front.

##### First Floor Landing

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

##### Bedroom One

**12'8" x 10'8" (3.87m x 3.27m)**

A double room offering views of the garden through a double glazed window, with carpet flooring, wardrobes, TV point, central heating radiator and spotlighting.

##### Bedroom Two

**10'11" x 8'5" (3.33m x 2.59m)**

With a window overlooking the park, central heating radiator, TV point and carpet flooring.

##### Bedroom Three

**11'3" x 7'10" (3.44m x 2.40m)**

Another practical bedroom offering a window to the rear elevation, carpet flooring, TV point and a central heating radiator.

##### Family Bathroom

**7'8" x 6'7" (2.34m x 2.01m)**

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and wc, with complementary tiling, heated towel rail and a window to the front elevation.

##### Outside

Occupying a family friendly cul de sac positioned directly opposite Jubilee playing fields, the plot firstly offers a driveway to the front providing off road parking and giving access to the garage. To the rear is a mainly laid to lawn garden featuring a patio area adjacent to the accommodation ideal for outdoor entertaining, fencing to boundaries, outside tap and power and a shed.

##### Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. 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

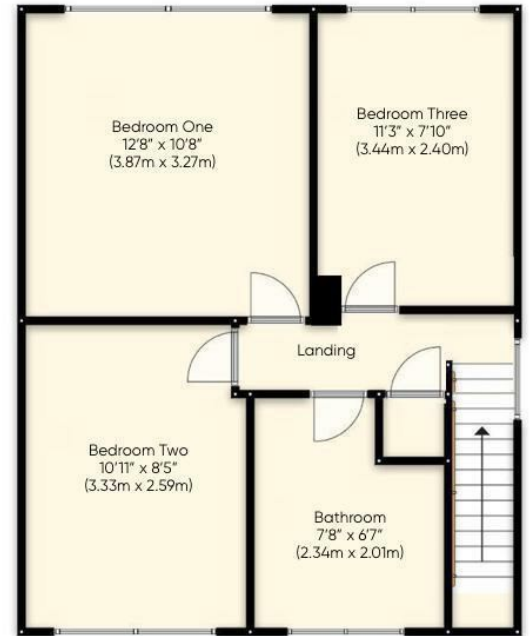
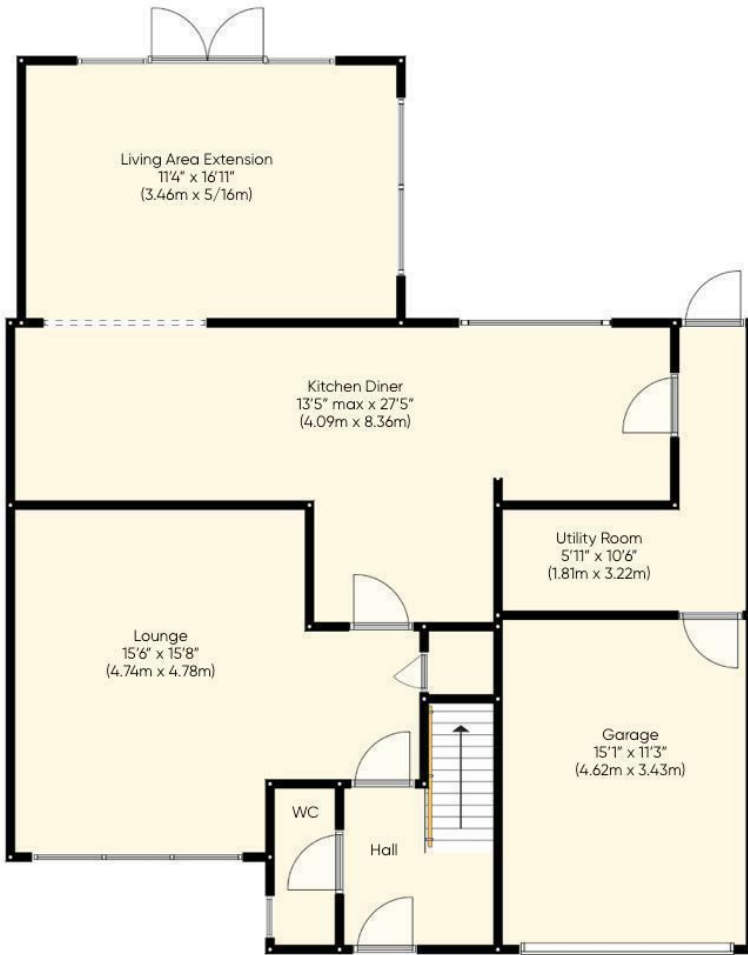
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### Referrals

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### 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			
		70	82
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	



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