



## Huntsmans Dale, East Goscote

Leicester, Leicestershire, LE7 3WW

£285,000



Situated within walking distance to Jubilee Playing Fields, walk in and be surprised by this three bedroom semi detached family home occupying a family friendly location which must be seen to be fully appreciated. Benefiting from cavity wall insulation, the accommodation includes an entrance hall, full-width lounge, conservatory, kitchen diner, landing, three bedrooms and bathroom, with the outside featuring a driveway providing off road parking, car port and a lawned garden to the rear. Providing a rare opportunity for those in search of a family home, all set within a popular residential location with easy access to neighbouring fields.

#### Accommodation

Front entrance door opens into the:

#### Entrance Hall

Offering a staircase rising to the first floor, central heating radiator, built in cupboard housing the meters, carpet flooring and a useful storage cupboard under the stairs.

#### Kitchen Diner

**11'6" x 11'6" (3.51m x 3.52m)**

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over. Features include a built in 'Hoover' oven, 'Bosch' microwave, four ring gas hob with extraction hood above, inset 1.5 sink and drainer with mixer tap and an integrated fridge & freezer. With a window to the front elevation, window looking into the carport, central heating radiator and a side access door.

#### Lounge

**12'11" max x 18'0" (3.95m max x 5.49m)**

Positioned around a feature gas fireplace, the full width reception room is presented with wood effect flooring and offers two central heating radiators and sliding doors leading to the:

#### Conservatory

**11'1" x 11'6" (3.38m x 3.51m)**

The conservatory is a fantastic addition to the accommodation providing additional downstairs living space. With wood effect flooring, dual aspect glazing and a central heating radiator. French doors lead to the garden.

#### First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, hatch to the partially boarded and insulated loft space and a built in cupboard housing the central heating boiler.

#### Bedroom One

**12'7" max x 10'7" (3.86 max x 3.24m)**

A double room offering a window to the rear elevation, built in wardrobes, carpet flooring and a central heating radiator.

#### Bedroom Two

**9'7" not into robes x 11'5" (2.94m not into robes x 3.48m)**

A second double room offering a window to the front elevation, built in wardrobes, carpet flooring and a central heating radiator.

#### Bedroom Three

**8'5" x 7'1" (2.59m x 2.17m)**

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

#### Bathroom

**5'6" x 7'6" (1.70m x 2.29m)**

Fitted with a three piece suite comprising a bath with 'Triton' shower, pedestal wash hand basin and wc, with tiled walls, central heating radiator, built in cupboard and a window to the front elevation.

#### Outside

The plot offers a driveway to the front providing off road parking and giving access to the carport with light and power. To the rear is a mainly laid to lawn garden offering a patio area adjacent to the accommodation ideal for outdoor sitting. With a variety of plants and shrubbery, apple, Plum, cherry and quince trees, green house, shed and an outside tap.

#### 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.

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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

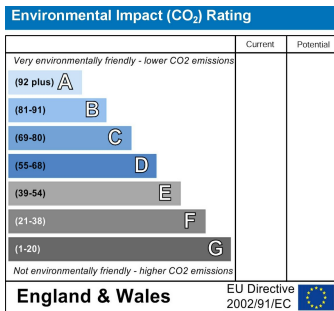
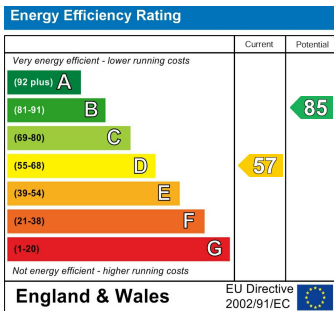
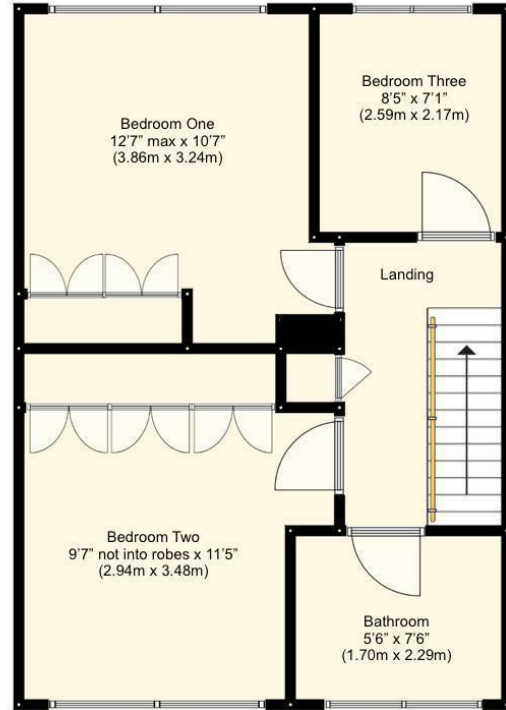
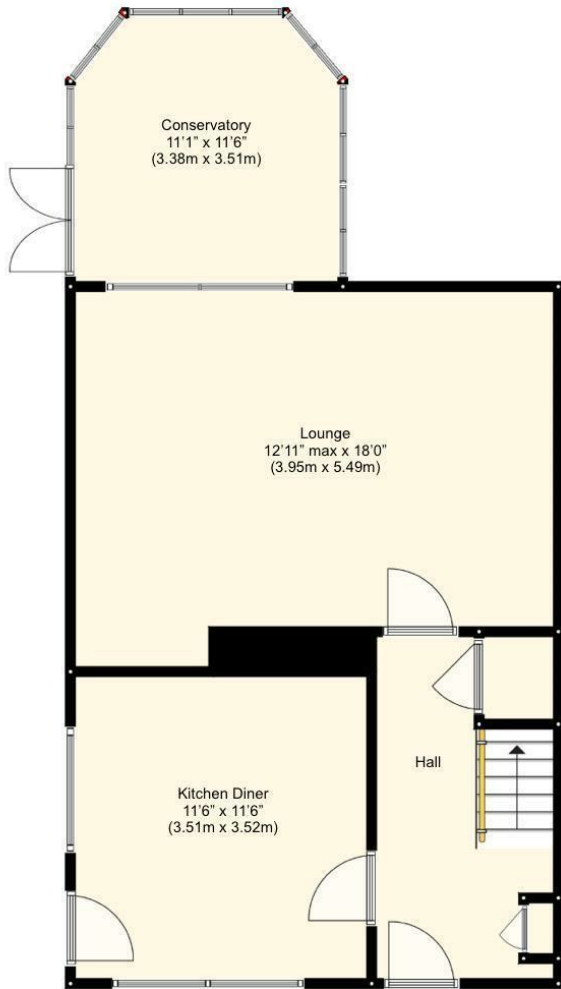
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