Long Furrow, East Goscote

Leicester, Leicestershire, LE7 3ZN

Offers In Excess Of £240,000

NEWTON FALLOWELL

Available with no upward chain, fall in love with this traditional three bedroom semi detached home situated on the outskirts of the sought after village of East Goscote with views of Jubilee Playing Fields. Boasting the potential for extension subject to necessary consent, the accommodation is in need of modernisation but after a fabulous transformation would be an ideal family home. The gas centrally heated layout includes an entrance porch and hall, through lounge diner and kitchen. Upstairs you will find three bedrooms and a bathroom. The plot features a driveway to the front with access to the garage, with a lawned garden at the rear. An early viewing is strongly recommended to avoid disappointment.

Accommodation
Front entrance door opens into the:

Entrance Porch
Providing the perfect space for your coats and shoes, with tiled flooring and a door leading to the:

Entrance Hall
Offering a staircase rising to the first floor, carpet flooring and a central heating radiator. Doors give access to the lounge and kitchen.

Through Lounge Diner

Lounge
14'3" x 11'5" (4.35m x 3.48m)
Positioned around a feature fireplace, with carpet flooring and a window to the front elevation. Open access leads through to the:

Dining Room
9'1" x 8'6" (2.79m x 2.61m)
Perfect for formal dining, with a serving hatch to the kitchen, carpet flooring, central heating radiator and rear elevation window.

Kitchen
10'4" x 8'3" (3.15m x 2.52m)
Fitted with a range of units with an inset sink and drainer and space for appliances. There is also a built in pantry, rear elevation window and a side access door.

First Floor Landing
Giving access to the bedrooms and bathroom, with carpet flooring, window to the side elevation and a hatch to the loft space.

Bedroom One
12'0" x 10'11" (3.68m x 3.33m)
A double room offering a window to the rear elevation, central heating radiator and carpet flooring.

Bedroom Two
11'6" x 10'0" not into doorway (3.53m x 3.05m not into doorway)
Another double room offering views of the park to the front, with carpet flooring, built in cupboard and a central heating radiator.

Bedroom Three
7'3" x 7'5" (2.21m x 2.26m)
With a window to the front elevation, carpet flooring, central heating boiler and a central heating radiator.

Bathroom
7'5" x 5'10" (2.27m x 1.80m)
Fitted with a three piece suite comprising a bath, pedestal wash hand basin and wc, with a central heating radiator and a window to the side elevation.

Outside
The plot offers a driveway to the front providing off road parking with a garden to the side and access to the garage. Gated access leads to a mainly laid to lawn rear garden with fencing to boundaries.

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.

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). 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 representation 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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

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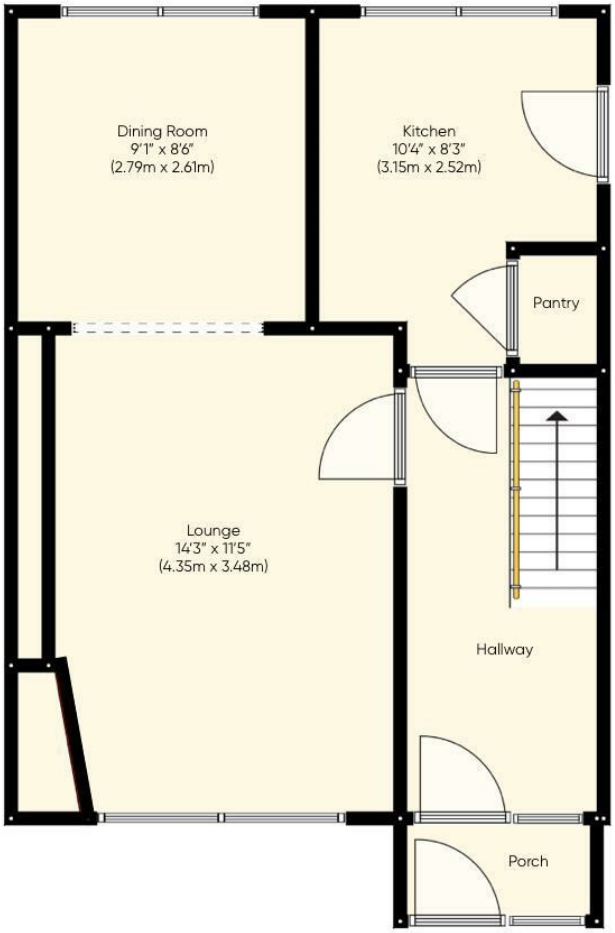
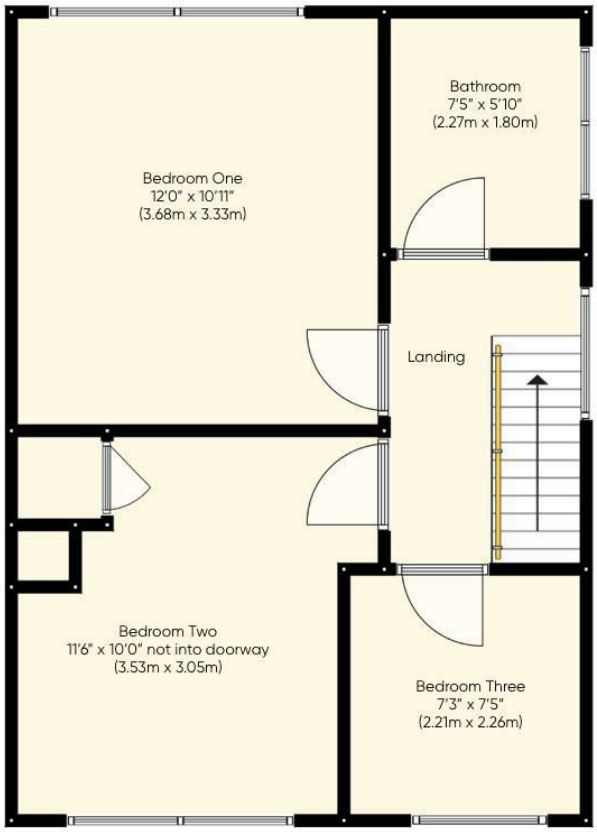
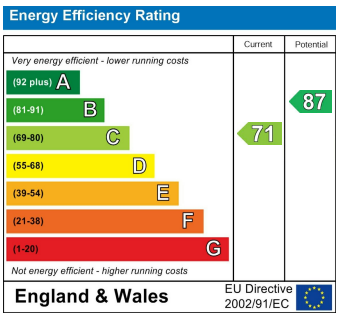
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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

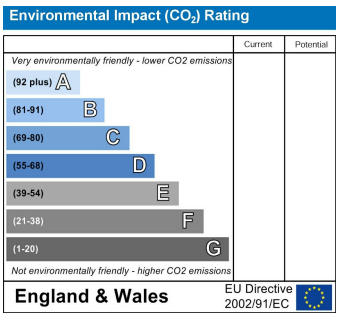
Free Property Valuations

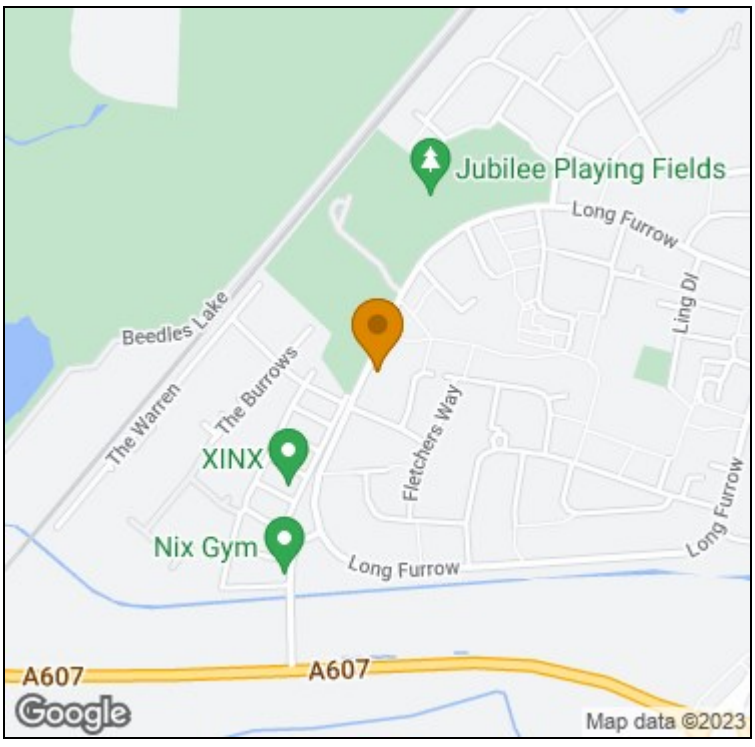
If you have a house to sell then we would love to provide you with a free no obligation valuation.











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