



**The Chase, East Goscote**  
Leicester, Leicestershire, LE7 3WY

**NEWTON**FALLOWELL 

# The Chase, East Goscote

## Leicester, Leicestershire, LE7 3WY

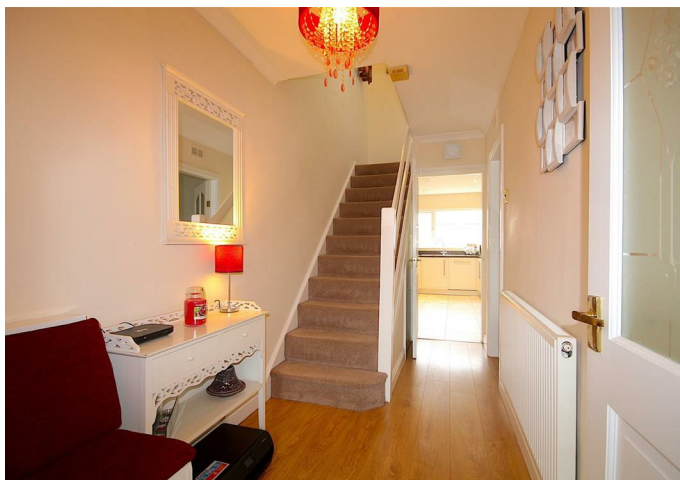
### £269,950

Enjoying a two storey extension to the rear as well as the addition of a conservatory to the side, fall in love with this enlarged three bedroom semi detached home occupying a prominent corner position with the potential for further extensions subject to necessary consent. Perfect for growing families, the gas centrally heated and double glazed layout includes an entrance porch and hall, lounge, open plan kitchen diner and conservatory. Upstairs you will find three bedrooms and bathroom. The plot offers parking to the front for multiple vehicles with side and rear gardens and a driveway and enlarged garage at the back. Situated within close proximity to playing fields, an early viewing is strongly recommended to avoid disappointment. Please note that these are draft details awaiting vendors approval!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-95) A			
(81-91) B			
(69-80) C			
(55-65) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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			
(82-94) A			
(61-81) B			
(49-60) C			
(35-48) D			
(28-34) E			
(11-30) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



### Accommodation

Front entrance door with side glazing opens into the:

### Entrance Porch

Presented with wood effect flooring, the useful entrance porch offers plenty of space for coats and shoes, with a door leading to the:

### Entrance Hall

Offering a staircase rising to the first floor, wood effect flooring, central heating radiator, built in storage, coving and doors give access to the kitchen and lounge.

### Lounge

14'2" x 11'4" (4.32m x 3.45m)

Positioned around a feature gas fireplace, the principal living space enjoys light provided by a bay window to the front elevation. With a central heating radiator, wood effect flooring and coving. Double doors open into the:

### Open Plan Kitchen Diner

13'8" x 17'3" (4.17m x 5.26m)

A particular selling feature of the accommodation is the open plan kitchen diner fitted with a contemporary range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Belling' oven, four ring hob with fitted extractor hood above, inset 1.5 sink and drainer unit with mixer tap, integrated fridge freezer, dishwasher and washing machine. Affording plenty of space for a table and chairs, there is a central heating radiator, spotlighting, wall TV connection, rear elevation window and french doors to the garden. A door leads to the:

### Conservatory

10'1" x 9'3" (3.07m x 2.82m)

The brick base conservatory is a fantastic addition to the accommodation providing extra downstairs living space. With dual aspect glazing, central heating radiator and tiled flooring. French doors open into the garden.

### First Floor Landing

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

### Bedroom One

12'6" x 9'9" (3.81m x 2.97m)

A double bedroom with a double glazed window overlooking the front elevation, with wood effect flooring, central heating radiator, TV connection and coving.

### Bedroom Two

11'1" x 10'8" to doorway (3.38m x 3.25m to doorway)

A second double room enjoying views of the garden through a double glazed window, with carpet flooring and a central heating radiator.

### Bedroom Three

8'8" x 7'1" (2.64m x 2.16m)

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

### Enlarged Family Bathroom

10'10" x 8'1" (3.30m x 2.46m)

Another focal point of the accommodation is the extended family bathroom fitted with a four piece suite comprising a corner shower cubicle, bath, pedestal wash hand basin and wc, all with complementary tiling. With a central heating radiator, wall mounted cabinet with mirror doors and obscure rear elevation window.

### Outside

Occupying a corner position, the plot offers a driveway to the front providing parking for multiple vehicles. Gated access leads to the rear where a mainly laid to lawn garden can be found enjoying a raised decking area with built in bar ideal for outdoor sitting and entertaining. There is also an outside tap, power points and fencing boundaries. A door leads to the garage with an additional parking space directly in front.



### Extended Garage

20'9" x 8'2" (6.32m x 2.49m)

With light, power and an up and over door.

### To Find The Property

From our office on Melton Road in Syston proceed North, cross over the mini-roundabout and continue out of Syston. Continue along through the village of Queniborough. Upon reaching the large traffic island continue straight over towards East Goscote. Take the left hand turn onto Chestnut Way and a right hand turn onto Long Furrow. Follow the road around taking the third right hand turn onto Countryman's Way and then left onto Huntsman's Dale. Turn left onto The Chase where the property can be found.

### Services, Tenure And Council Tax

All mains services are available and connected to the property which is gas centrally heated. The property is 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 Ashley Mellors, 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). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





### Agents Note

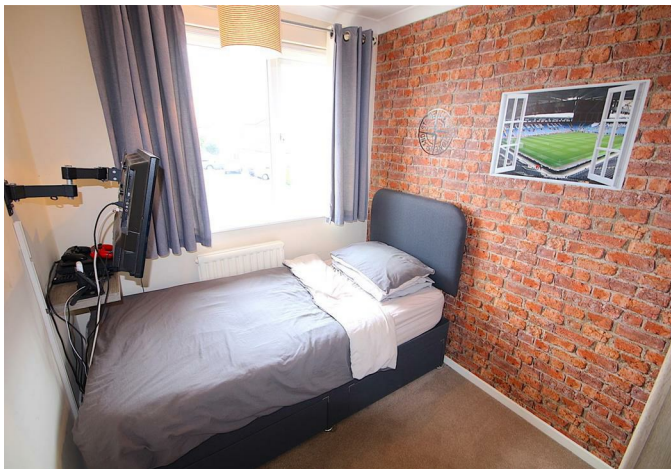
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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

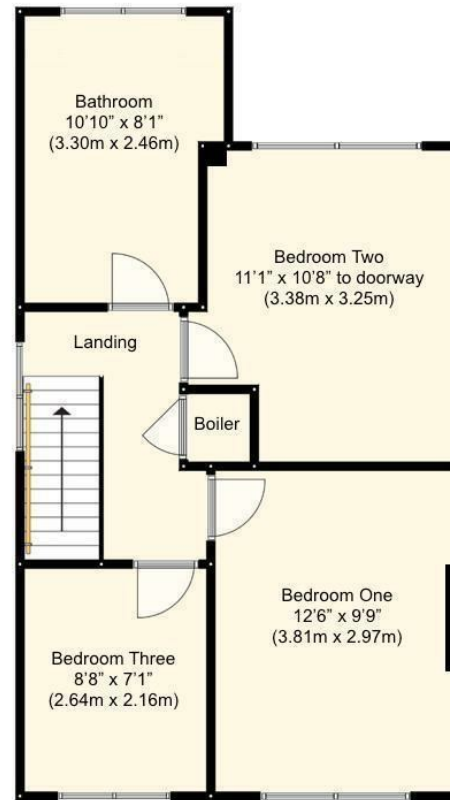
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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







  
**NEWTON**  
**FALLOWELL**

t: 0116 344 0110

e: [syston@newtonfallowell.co.uk](mailto:syston@newtonfallowell.co.uk)

[www.newtonfallowell.co.uk](http://www.newtonfallowell.co.uk)

