



Woodmans Chase, East Goscote
Leicester, Leicestershire, LE7 3ZZ



Woodmans Chase, East Goscote Leicester, Leicestershire, LE7 3ZZ Offers In Excess Of £325,000

Located in the popular village of East Goscote, fall in love with this enlarged three bedroom detached family home occupying a prominent corner position with the potential for extension subject to necessary consent. Benefiting from gas central heating and double glazing, the accommodation includes an entrance hall, ground floor wc, full length lounge diner and extended breakfast kitchen, with the first floor offering three bedrooms and a modern family bathroom. To the outside the property enjoys use of a driveway and single garage, with a larger than normal garden to the rear. Benefiting from solar panels and ideal for growing families, an early viewing is strongly recommended.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-90) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(39-49) D		
(39-54) E			(29-38) E		
(21-38) F			(19-28) F		
(1-20) G			(1-18) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Accommodation

Front entrance door opens into the:

Entrance Hall

Providing the perfect place for your coats and shoes, the entrance hall boasts underfloor heating and offers a central heating radiator, staircase rising to the first floor and a door leading to the WC and reception room.

Ground Floor WC

Fitted with a two piece suite comprising a wc and wash hand basin with storage beneath, with complementary tiled surrounds. With a window to the side elevation.

Lounge Diner

24'0" x 15'9" (7.32m x 4.80m)

Affording space for both comfortable sitting and formal dining, the full length reception room offers dual aspect glazing. With two central heating radiators, fireplace and a door leading to the kitchen. There is also a useful under stairs storage cupboard.

Extended L-Shaped Breakfast Kitchen

13'4" max x 15'10" max (4.06m max x 4.83m max)

Affording space for a table and chairs, the l-shaped kitchen is fitted with range of wall mounted and base units with complementary work surfaces over and brick effect tiled splashbacks. Features include an inset 1.5 sink and drainer unit with mixer tap, space for oven with fitted extractor hood above and space for appliances. With a window to the rear elevation, tiled flooring, velux window, central heating radiator and a rear access door.

First Floor Landing

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

Bedroom One

12'7" x 10'9" (3.84m x 3.28m)

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

Bedroom Two

11'0" x 7'10" (3.35m x 2.39m)

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

Bedroom Three

12'8" x 7'9" (3.86m x 2.36m)

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

Bathroom

7'9" x 7'4" (2.36m x 2.24m)

Fitted with a modern four piece suite comprising a shower cubicle, bath, wash hand basin with storage and wc, all with complementary tiled surrounds. With a heated towel rail, shaver point and a window to the front elevation.

Outside

A particular feature of the accommodation is the larger than normal corner plot firstly offering a driveway to the front providing off road parking and giving access to the garage boasting light and power. Gated access leads to the mainly laid to lawn garden with a patio area, decking and a variety of plants and shrubbery.

Solar Panels

Please be aware that the property benefits from solar panels to the roof. They are currently under a 25 year lease of the roof which began 2014. Please call for more details.

Please Be Advised

Please be advised the sellers are looking to purchase a new build which is anticipated to be ready December 2022 / January 2023. Any intending purchasers must be willing to wait.



Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood Borough Council - 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 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

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