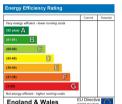


Woodmans Chase, East Goscote Leicester, Leicestershire, LE7 3ZZ



# 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.













#### 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 I-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**

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 firms 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.

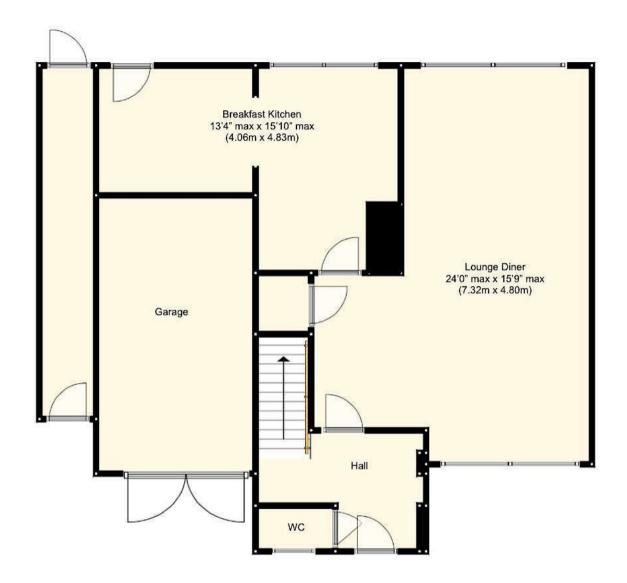
#### Referrals

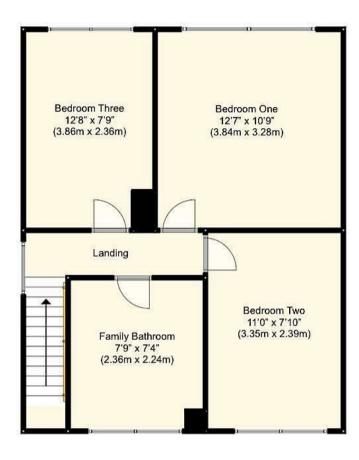
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require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

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