



Yeomans Dale, East Goscote
Leicester, Leicestershire, LE7 3SZ



Yeomans Dale, East Goscote Leicester, Leicestershire, LE7 3SZ Chain Free £275,000

A rare opportunity for those in search of single storey living in the peaceful village of East Goscote, fall in love with this extended two bedroom detached bungalow ideal for those looking to downsize from a larger family home. Benefiting from gas central heating, the layout includes an entrance porch, lounge, breakfast kitchen, double room with en-suite wet room, further bedroom and bathroom. Situated within walking distance to local amenities, outside there are front and rear gardens as well as a driveway providing off road parking leading to a single garage. Available with no upward chain, properties of this size and style very rarely come to the market and an early viewing is therefore strongly recommended to avoid disappointment.

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	
A	83	A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Most energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Accommodation

Front entrance door opens into the:

Entrance Porch

With a useful built in storage cupboard, carpet flooring and a door leading to the:

Lounge

21'8" max x 12'9" (6.60m max x 3.89m)

Enjoying a bow window to the front elevation, the reception room is presented with carpet flooring and features a central heating radiator and fireplace. A door leads to the:

Inner Hall

With doors giving access to majority of the accommodation.

Breakfast Kitchen

11'6" x 8'5" (3.51m x 2.57m)

Affording space for a table and chairs, the kitchen is fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer with mixer tap and space for appliances. With dual aspect glazing, central heating radiator and a side access door to the gated driveway.

Bedroom One

13'8" x 9'7" max (4.17m x 2.92m max)

A double room offering a window to the side elevation, carpet flooring, central heating radiator and a sliding door to the:

Wet Room

6'8" x 8'2" (2.03m x 2.49m)

Comprising a 'Triton' shower, wash hand basin with storage beneath and wc, with complementary tiled walls. With a window to the rear elevation and a central heating radiator.

Bedroom Two

10'4" x 11'10" into robes (3.15m x 3.61m into robes)

Enjoying the use of built in wardrobes, bedroom two offers a window to the rear elevation, central heating radiator, carpet flooring and a concealed central heating boiler.

Bathroom

7'2" x 5'5" (2.18m x 1.65m)

Fitted with a three piece suite comprising a bath, wash hand basin and wc, with complementary tiled walls. There is also a heated towel rail and a window to the side elevation.

Outside

The property occupies a particularly desirable position in the heart of East Goscote village with the country side on your doorstep and a low maintenance frontage along a tarmac driveway which provides off street parking. Gates open to provide further parking which leads along side the property to a detached single garage. The rear garden is mainly laid to lawn with a variety of shrubbery and plants to borders and a patio area ideal for outdoor entertaining and sitting.

Garage

17'6" x 8'3" (5.33m x 2.51m)

With, light, power and an up and over door.

Tenure & Council Tax

We understand the property to be 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.

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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.



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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.

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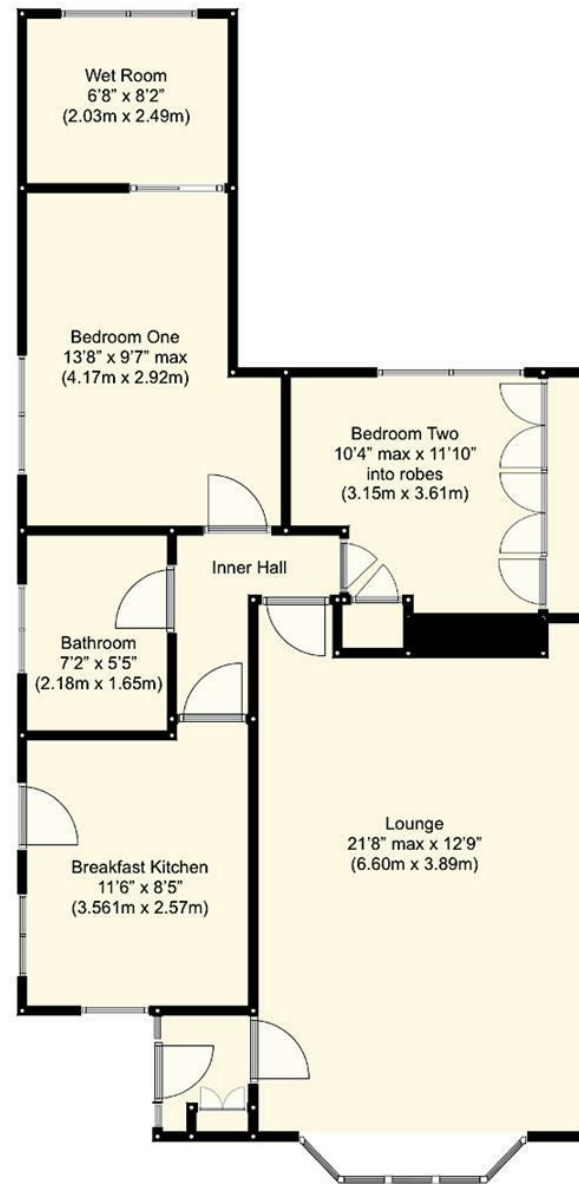
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