



## The Headland, East Goscote

Leicester, Leicestershire, LE7 3QT

£375,000



An exciting and rare opportunity has arisen to acquire an extended four bedroomed semi-detached home occupying a family friendly location in the sought after village of East Goscote. Benefiting from an upgraded gas central heating boiler, the layout includes an entrance hall, lounge diner, conservatory, modern kitchen, utility and garage/gym. Upstairs you will find four bedrooms (main bedroom benefiting from having a walk in wardrobe and en-suite) and a contemporary refurbished family bathroom. The plot enjoys parking to the front with a lawned garden at the rear. An early viewing is strongly recommended to avoid disappointment.

#### Accommodation

Front entrance door with side glazing opens into the:

##### Entrance Hall

With a staircase rising to the first floor, built in cupboard, central heating radiator and wood effect flooring. A door leads to the:

##### Lounge Diner

**20'10" x 14'2" (6.35m x 4.32m)**

Affording space for both comfortable sitting and formal dining, the reception room offers a bay window to the front elevation, feature gas fireplace, wood effect flooring, two central heating radiators and sliding patio doors leading to the:

##### Conservatory

**8'9" x 9'3" (2.67m x 2.82m)**

A fantastic addition to the accommodation providing additional downstairs living space, with carpet flooring, central heating radiator dual aspect glazing and patio doors to the garden.

##### Kitchen

**7'8" x 13'6" (2.34m x 4.11m)**

Fitted with a range of wall mounted and base units with complementary work surface over, plinth lighting and tiled flooring. Features include an inset 1.5 sink and drainer unit with flexi mixer tap, built in 'Neff' oven, 'Lamona' hob and an extractor hood above, integrated fridge freezer and dishwasher. With spotlighting, ceiling speaker, rear elevation window, useful storage cupboard and a door leading to the:

##### Utility Room

**7'7" x 8'0" (2.31m x 2.44m)**

Fitted with a range of eye level and base units with space for appliances, tiled flooring, rear access door and open access through to the:

##### Garage/Home Gym

**12'3" x 11'6" (3.73m x 3.51m)**

Providing useful storage as well as being used as a home gym, with tiled flooring, electric door to the front and a range of built in modern units.

##### First Floor Landing

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

##### Bedroom One

**15'0" x 11'6" (4.57m x 3.51m)**

A particular selling feature of the accommodation is the main

bedroom offering a window to the front elevation, central heating radiator, spotlighting, speaker and carpet flooring. There is also access to a walk in wardrobe measuring 5'2" x 3'4". A door leads to the:

##### En-suite Shower Room

**5'1" x 7'9" (1.55m x 2.36m)**

Fitted with a contemporary three piece suite comprising a walk in shower, floating wash hand basin with storage beneath and wc, with complementary tiled surrounds. With a window to the rear elevation, spotlighting, speaker and heated towel rail.

##### Bedroom Two

**10'3" x 10'8" (3.12m x 3.25m)**

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

##### Bedroom Three

**10'5" x 7'5" (3.18m x 2.26m)**

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

##### Bedroom Four

**7'5" x 6'6" (2.26m x 1.98m)**

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

##### Family Bathroom

**7'9" x 6'4" (2.36m x 1.93m)**

Another particular selling feature of the accommodation is the contemporary three piece suite comprising a bath, countertop bowl with mixer tap and wc, with tiled flooring, spotlighting, coving and a window to the rear elevation.

##### Outside

Occupying a corner position, the plot offers a gravelled driveway to the front providing off road parking, with a lawned garden to the side. To the rear is a mainly laid to lawn garden enclosed by fencing offering lots of space for growing families to enjoy.

##### 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.

##### 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 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.

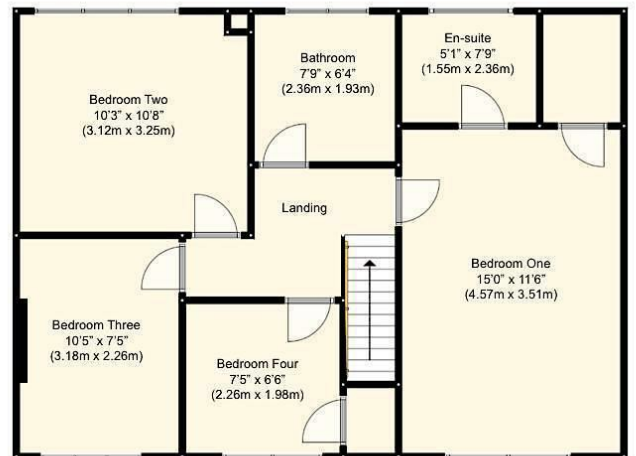
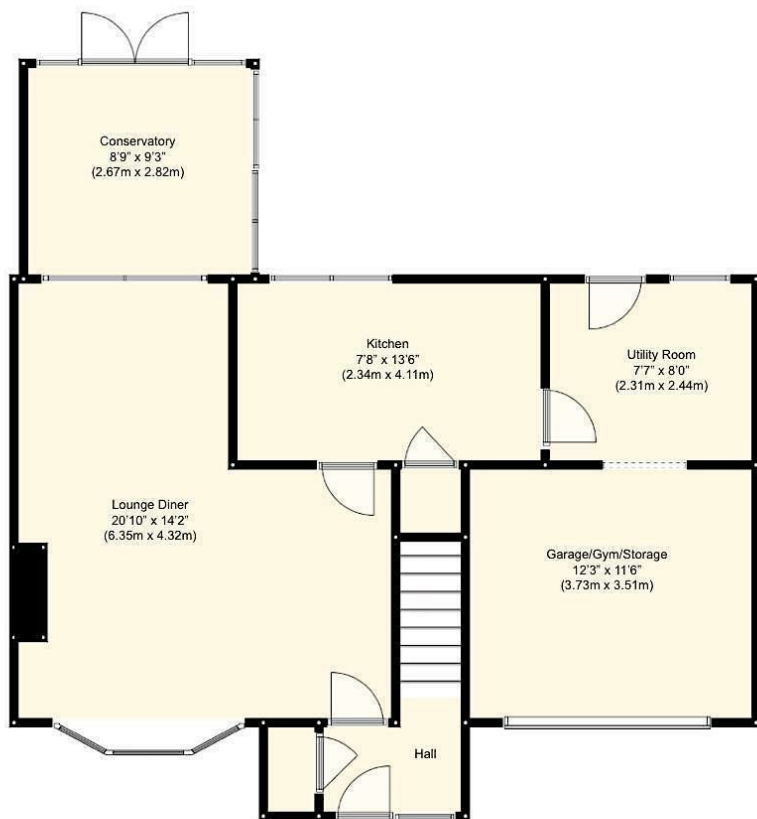
### Referrals

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

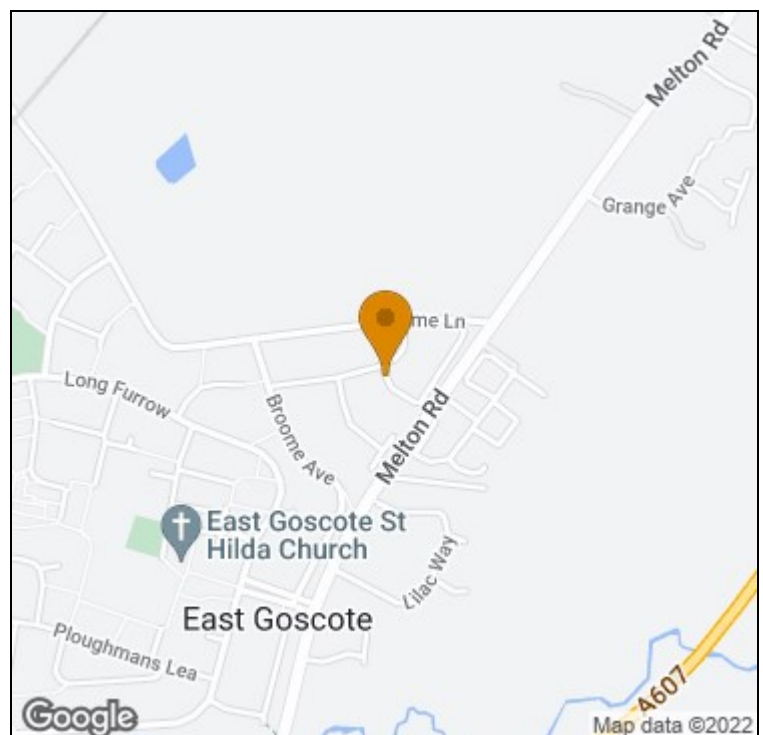
If you have a house to sell then we would love to provide you with a free no obligation valuation.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) 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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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