



Archers Green, East Goscote

Leicester, LE7 3ZA

£219,950



A perfect investment opportunity or first time purchase, walk in and be surprised by this three bedroom town house situated in the popular village of East Goscote with swift access to both the local primary school and surrounding countryside. The accommodation includes an entrance porch, l-shaped lounge diner and breakfast kitchen, with the first floor offering three bedrooms and a bathroom. The plot offers front and rear lawned gardens providing enjoyable outdoor space. Offered to the market with no upward chain, an early viewing is highly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Porch

Providing the perfect space for your coats and shoes, with a door leading to the:

Lounge Diner

18'2" x 20'6" (5.54m x 6.25m)

Affording space for both comfortable sitting and formal dining, the l-shaped reception room enjoys lots of natural light provided by two windows to the rear elevation. With carpet flooring, ceiling coving, staircase rising to the first floor, rear access door and two central heating radiators.

Breakfast Kitchen

10'8" x 9'8" (3.27m x 2.97m)

Fitted with a range of units with complementary roll edge work surfaces over and features including an inset sink and drainer and space for appliances. Enjoying the use of a breakfast bar, there is also tiled flooring, window to the front elevation and a useful storage cupboard.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a window to the front elevation.

Bedroom One

12'1" x 10'0" max (3.70m x 3.07m max)

With a window to the rear elevation, two useful built in cupboards one of which houses the upgraded central heating boiler, wood flooring and a central heating radiator.

Bedroom Two

12'1" to doorway x 10'2" (3.69m to doorway x 3.10m)

With a window to the rear elevation, wood effect flooring, built in wardrobe and a central heating radiator.

Bedroom Three

9'4" x 7'2" (2.87m x 2.19m)

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

Bathroom

6'2" x 7'2" (1.89m x 2.19m)

Fitted with a three piece suite comprising a bath, pedestal wash hand basin and wc, with tiled surrounds. There is also a central heating radiator and window to the front elevation.

Outside

The property occupies a desirable position on the outskirts of East Goscote village. There is a pathway which leads to along side the lawned front garden to the front entrance

door and gated access from the rear to a fully enclosed garden which is mainly laid to lawn with timber fencing at the perimeter with a paved seating area ideal for outdoor entertaining. There is also a summerhouse.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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?

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Making an Offer

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). You will also be asked to provide us with proof of how you will be funding your purchase. 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. 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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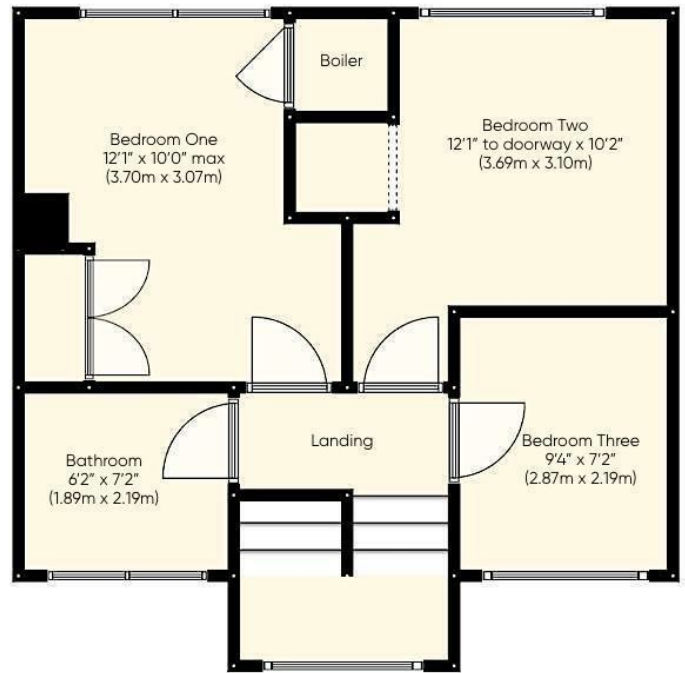
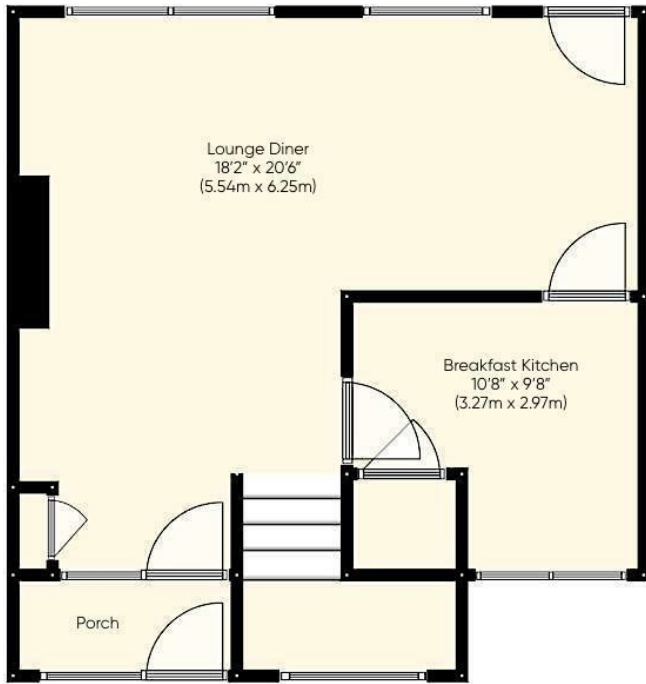
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Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. 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 energy assessor 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.

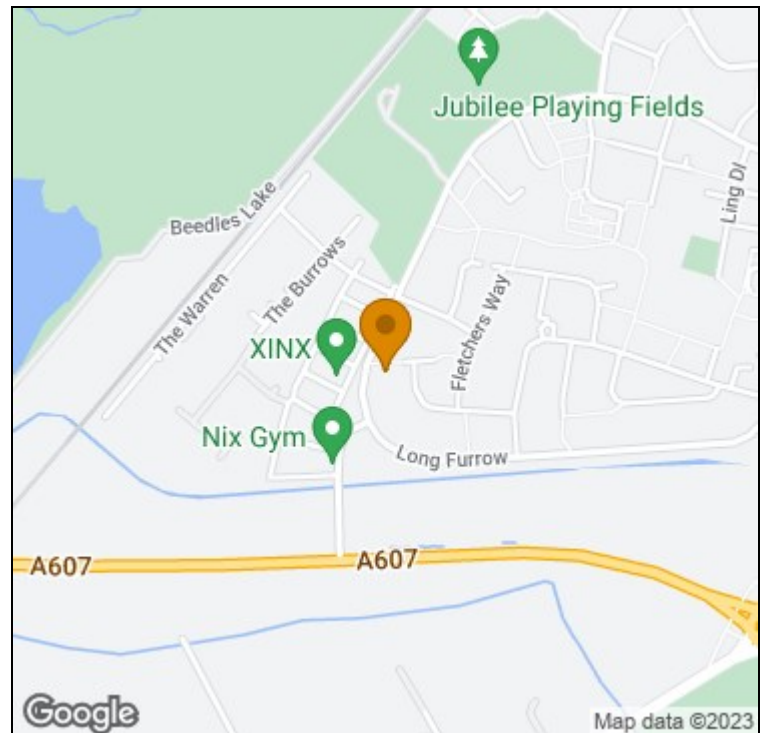
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	



t: 01163440110 e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk