



The Meadows, East Goscote,  
Leicester



3



1



2



£950 PCM



## Key Features

- Semi Detached Family Home
- Three Spacious Bedrooms
- Open Plan Living & Dining Area
- Separate Utility Room & Conservatory
- Private Rear Garden
- Small Private Cul-De-Sac Location
- Driveway & Single Garage
- EPC rating = TBC





Set along a quiet cul-de-sac in the heart of East Goscote is this modern and very well presented three bedroom semi detached family home. Offered to rent on a long term basis, this ideal family home boasts an open plan living and dining area, conservatory, separate utility area and three spacious bedrooms. Positioned on a desirable plot with ample off road parking to the front, integral single garage and an easy to maintain rear garden.

As you approach the property from the front, you are welcomed by a useful entrance hall with a separate storage cupboard and stairs leading to the first floor landing. As you enter the L shaped living and dining area, the room is filled with natural light and has a feature fireplace providing an eye catching point to the room. Patio doors open to the conservatory where a door leads to the rear garden. The kitchen is fitted with a range of wall and base units with ample storage space. Access out to the integral single garage and the separate utility room which is a very versatile space. The first floor landing has access to the three spacious bedrooms, mainly described as two double bedrooms and one single bedroom. The main bedroom features built in wardrobes. The three-piece family bathroom completes the first floor.

Offered to rent on a long term basis from the end of January 2023, internal viewings are strongly recommended to avoid disappointment.

Entrance Hall 1.5m x 0.9m (5ft x 3ft)

Living & Dining Room 20'10 narrowing to 12'7 x 14'1 narrowing to 7'4

Conservatory 2.4m x 1.8m (8ft x 6ft)

Kitchen 2.7m x 2.1m (9ft x 7ft)

Utility Room 2.7m x 2.1m (9ft x 7ft)

First Floor Landing 2.7m x 1.5m (9ft x 5ft)

Bedroom One 3m x 3m (10ft x 10ft)

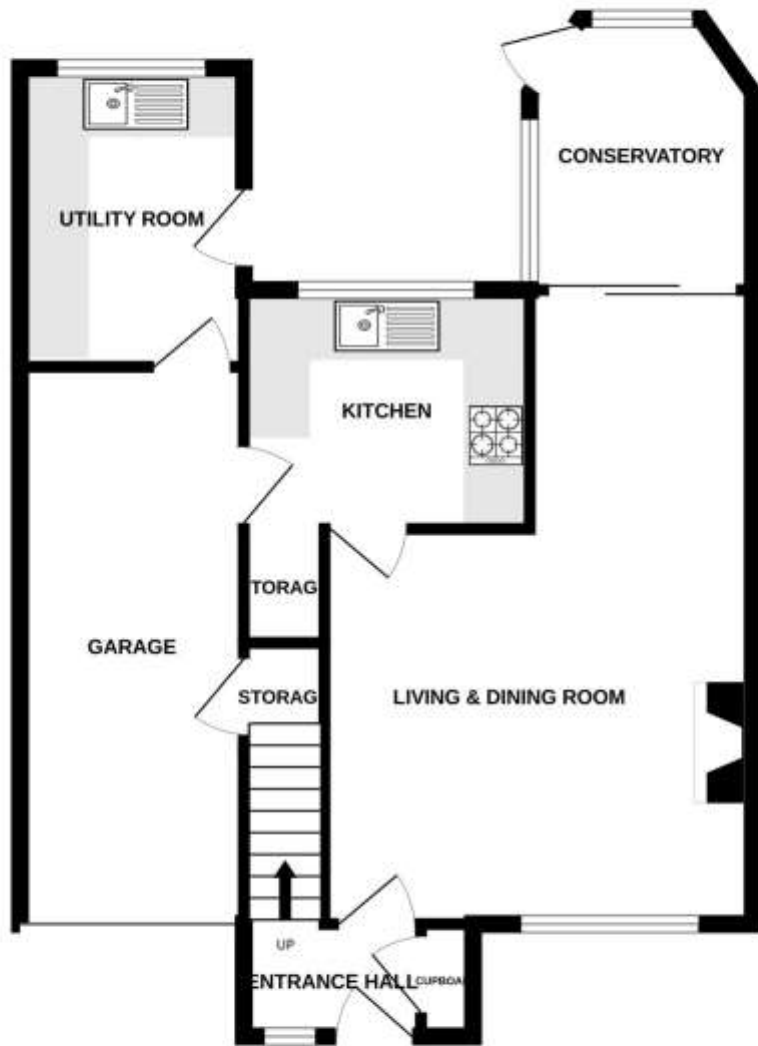
Bedroom Two 3m x 2.1m (10ft x 7ft)

Bedroom Three 2.1m x 1.8m (7ft x 6ft)

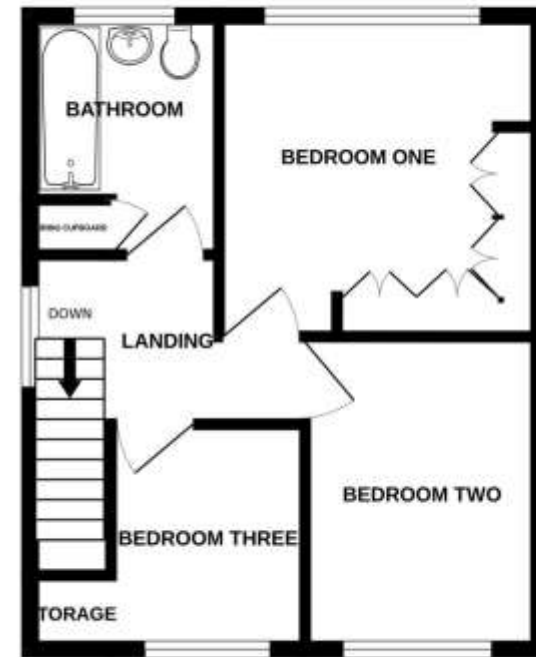
Bathroom 2.1m x 1.8m (7ft x 6ft)

Integral Garage 5.5m x 2.1m (18ft x 7ft)

GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



THE MEADOWS, EAST GOSCOTE, LE7 3QU

TOTAL FLOOR AREA : 985 sq.ft. (91.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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