



Broome Avenue, East Goscote, LE7



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Guide price £360,000



Key Features

- Three Bedrooms
- Modernised Detached Family Home
- Fabulous Open Plan Kitchen Diner With Breakfast Island
- Driveway & Single Garage
- Gas Central Heating
- Desirable Residential Location
- EPC rating D
- Freehold





Located in the popular village of East Goscote with access to local amenities, local schooling, cycle routes and bus stops, fall in love with this much improved three bedroom detached family home occupying a pleasant position along this popular road, perfect for growing families in search of more space. Benefiting from gas central heating and double glazing, the accommodation includes an entrance porch and hallway, lounge and an open plan kitchen diner with a breakfast island and bi-folding doors to the garden. Upstairs you will find three bedrooms and a bathroom. Outside there is parking to the front giving access to an integral garage, with a lawned garden at the rear. An early viewing is highly recommended to avoid disappointment.

Accommodation

Front entrance door opens outwards to provide access into the:

Entrance Porch

With an internal door leading to the:

Entrance Hallway

Presented with stylish flooring, the welcoming entrance hall offers a staircase rising to the first floor, central heating radiator and built in cupboard. Doors give access to the downstairs accommodation.

Lounge 4.77m x 3.33m

Enjoying an abundance of natural light provided by a double glazed window to the front elevation, the reception room features a fireplace and offers wood effect flooring, central heating radiator, wall lighting and open access through to the:

Open Plan Kitchen Diner 2.97m max x 9.03m

The heart of the home, a particular selling feature of the accommodation is the open plan re-fitted kitchen diner with bi-folding doors allowing access into the

garden as well as french doors which also open out into the rear garden. This area of the home is perfect for families and those occasions when entertaining. The kitchen area is fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and brick effect tiled splashbacks. Features include an inset sink with mixer tap, built in 'Zanussi' double oven, 'Zanussi' induction hob with extraction hood above, integrated dishwasher & fridge freezer and space for a washing machine. Enjoying the use of a breakfast island, there is a contemporary column radiator and a double glazed rear elevation window.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring, Worcester Boiler, double glazed window to the side elevation and a hatch to the insulated loft space.

Bedroom One 3.91m x 3.01m

A double room offering a double glazed window to the front elevation, wood effect flooring and a central heating radiator.

Bedroom Two 3.32m x 2.92m

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

Bedroom Three 2.29m x 2.14m

With a built in storage cupboards, wood effect flooring, central heating radiator and a double glazed window to the front elevation.

Family Shower Room

Fitted with a modern three piece suite comprising a walk in shower enclosure, wash hand basin with storage beneath and WC, with complementary tiling, spotlighting and two double glazed windows to the rear elevation.

Outside

Situated in a popular residential location, the plot firstly offers a lawned front garden with a driveway to the side providing off road parking and giving access to the single garage measuring 5.57m x 2.41m. To the





rear is a mainly laid to lawn garden offering a patio area perfect for outdoor entertaining as well as a variety of plants, shrubs and trees and fencing to boundaries.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood – 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.

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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 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

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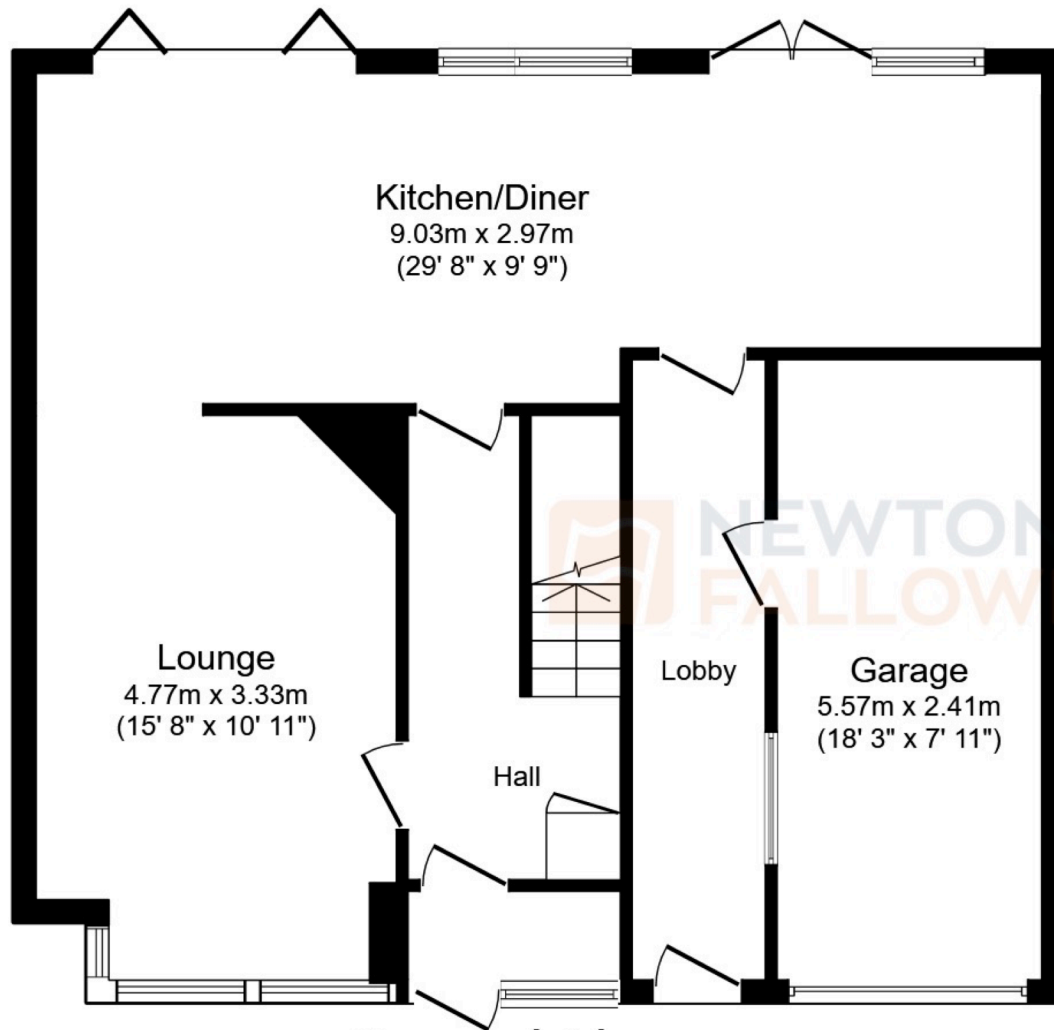
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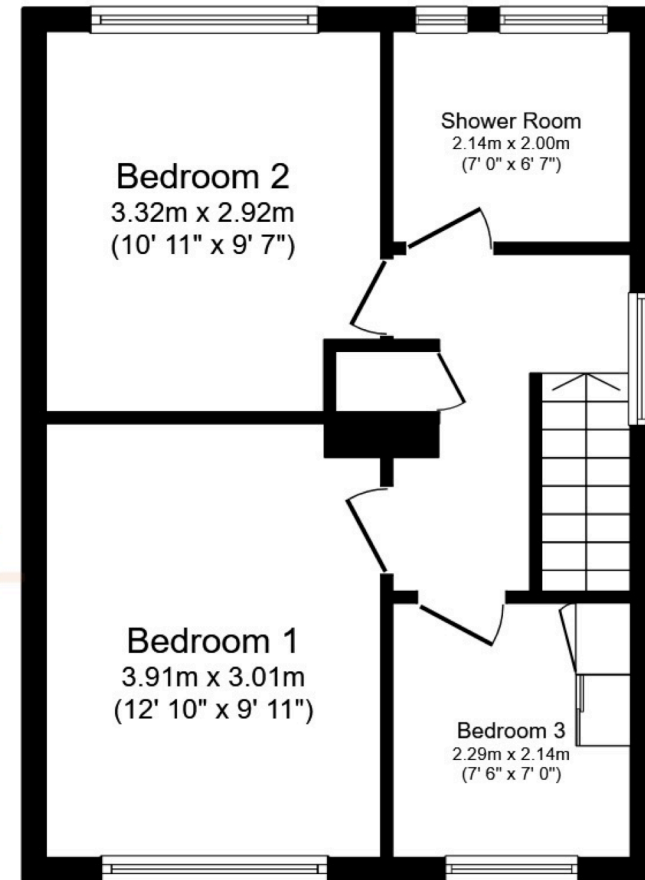






Ground Floor

Floor area 73.0 m² (786 sq.ft.)



First Floor

Floor area 39.0 m² (419 sq.ft.)

TOTAL: 112.0 m² (1,205 sq.ft.)

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