



Huntsmans Dale, East Goscote, LE7



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£260,000



## Key Features

- Three Bedroom Mid Terrace House
- Double Garage Situated to Rear
- Extended to Rear
- Privately Owned Solar Panels Allowing Reduced Electricity Bills
- Overlooking Jubilee Park to Front
- Perfect For Growing Families
- EPC rating TBC
- Freehold





Enjoying views of Jubilee playing field to the front, fall in love with this extended and much improved three bedroom mid terrace house situated in the popular village of East Goscote with swift access to both the local primary school, major road links and surrounding countryside. Benefiting from gas central heating, privately owned solar panels and double glazing throughout, the enlarged accommodation includes an entrance hall, lounge with multi fuel burner, contemporary breakfast kitchen, utility room, WC and snug/playroom/downstairs bedroom. Upstairs you will find three bedrooms and a contemporary family bathroom. The plot enjoys landscaped front and rear gardens arranged for low maintenance, with two single garages found directly behind. An ideal first purchase or family home, an early viewing is highly recommended to avoid disappointment.

### Ground Floor

Upon entering the accommodation, you step into the entrance hall with a staircase rising to the first floor and a useful cupboard providing storage and featuring the gas and electric meters as well as an upgraded consumer unit. An internal door leads through to the primary reception room enjoying an abundance of natural light provided by a double glazed window overlooking the front elevation. With a central multi fuel burner and a door leading through to the contemporary breakfast kitchen fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and splashbacks. Features include an inset sink and drainer with mixer tap, built in oven, four ring hob with extraction hood above and space for appliances. With a useful pantry, further storage cupboard under the stairs, breakfast bar, tiled flooring and access to the useful utility providing further storage space, spotlighting and a rear access door to the landscaped garden.

A particular selling feature of the accommodation is the second reception room created by an extension and perfect for use as a snug, playroom or double bedroom. With tiled flooring and French doors with internal blinds opening out into the garden. Completing the ground floor is an 'up flush' WC.

### First Floor

Upstairs you will find three bedrooms, the master bedroom enjoying the use of built in wardrobes as well as views across Jubilee park through a double glazed window. The family bathroom is fitted with a modern three piece suite comprising a bath with shower over, wash hand basin and WC, with complementary tiled surrounds and a built in cupboard housing the central heating boiler. There is also a hatch to the loft space with boarding, insulation and a ladder.

### Outside

Occupying a set back position with open views to the front, the plot firstly offers a low maintenance front garden enclosed by picket fencing and features a pathway leading to the front door. To the rear is a particularly private garden not overlooked from beyond, with a patio area, decking area and synthetic lawn, perfect for those in search of a low maintenance with the space for outdoor sitting and entertaining. There is also two parking spaces and two single garages, both measuring 5.0m x 2.58m with light and power.

### Solar Panels

Please Note: the property benefits from privately owned solar panels which allow for reduced electricity bills.

Features of the panels include:

- 5kw battery for electric storage
- Electricity demand is firstly from panels (runs house, charges battery)

Secondly pulls electricity from battery

Thirdly pulls from grid

- Once battery is full any excess electric generated is bought back by your electricity supplier ie octopus.

This appears on your account as credit which is used during the colder months.

- Savings of £1200 + annually. Example, during the





summer months daily usage of gas and electric combined has been on average £1.50 a day. Monthly direct debit before panels was £200 since installation £80. This is gas and electric combined including standing charges.  
- Warranty on both front and back panels.

### 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?

We are pleased to introduce the Mortgage Advice Bureau, who works 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 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.

### 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 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 (width x length), floorplans 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 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.

### Referrals

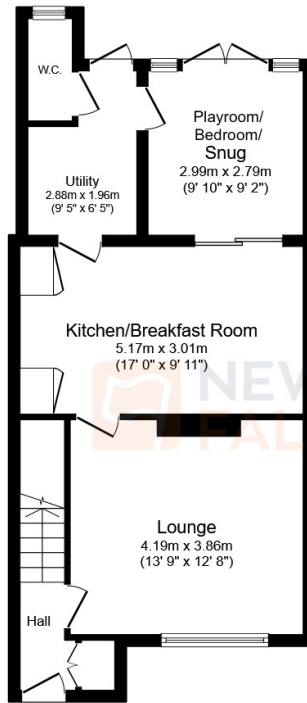
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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.

### Free Property Valuations

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

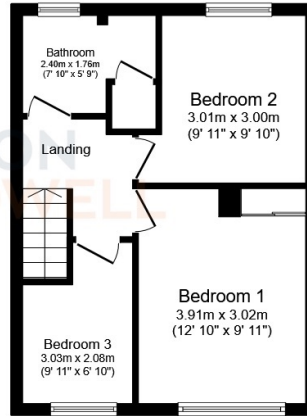






### Ground Floor

Floor area 53.5 sq.m. (576 sq.ft.)



### First Floor

Floor area 35.5 sq.m. (382 sq.ft.)



**TOTAL: 89.0 sq.m. (958 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io







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