



Fox Hollow, East Goscote, LE7



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£299,950



Key Features

- Three Bedroom Semi Detached Home
- Full Width Modern Fitted Kitchen Diner
- Family Friendly Cul De Sac Location
- Driveway & Detached Garage
- Contemporary Bathroom
- Gas Central Heating & Double Glazing
- Downstairs WC
- EPC rating TBC
- Freehold





FANTASTIC FAMILY HOME! - Perfect for growing families in search of a home you can grow with, walk in and be surprised by this larger than normal three bedroom semi detached home situated within walking distance to playing fields as well as offering swift access to the surrounding countryside and major road links. Set within a sought after cul-de-sac, the plot features a driveway, single garage and a particularly private garden to the rear, with the accommodation including an entrance hall, ground floor WC, lounge with a feature log burner and open access through to the full width modern fitted kitchen diner. Upstairs you will find three bedrooms and a contemporary bathroom. Benefiting from gas central heating, double glazing and replaced soffits and guttering, an immediate viewing comes highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Hall & Ground Floor WC

Presented with tiled flooring, the welcoming entrance hall offers ample space for your coats and shoes. With a staircase rising to the first floor, glazed door to the lounge and a door leading to the ground floor wc fitted with a two piece suite comprising a WC and wash hand basin, with complementary tiling.

Lounge

Positioned around a feature log burner, the primary reception space offers a larger than normal double glazed window to the front elevation allowing ample natural light to flood the room. With a central heating radiator, solid oak flooring and a useful storage cupboard with carpet, light and shelving. Open access leads through to the:

Modern Kitchen Diner

Fitted with a modern range of wall mounted and base

units with complementary work surfaces over, splashback and features including an inset 1.5 sink and drainer, built in double oven, four ring gas hob with extraction hood above, integrated fridge freezer, washing machine and dishwasher and useful pull out larder units. Affording ample space for a dining table and chairs, there is stylish tiled flooring, contemporary column radiator, spotlighting, double glazed rear elevation window and French doors opening out into the particularly private rear garden.

First Floor Landing

Giving access to the bedrooms and bathroom, with a double glazed window to the side elevation, carpet flooring, built in cupboard and a hatch to the loft space with part boarding.

Bedroom One

A double room offering a double glazed window to the rear elevation, built in wardrobe, carpet flooring and a central heating radiator.

Bedroom Two

A second double room offering views of the cul de sac through a double glazed window, with carpet flooring and a central heating radiator.

Bedroom Three

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

Family Bathroom

A particular selling feature of the accommodation is the contemporary fitted bathroom comprising an L-shaped bath with shower over, wash hand basin with storage beneath and WC, with complementary tiled flooring and part tiled walls. There is also a heated towel rail, spotlighting and a double glazed side elevation window.

Outside

The property occupies a sought after cul de sac position with a driveway providing off street parking for multiple cars. Gates open to provide access to further driveway space and a single detached garage. Another focal point of the accommodation is the







particularly private rear garden which is mainly laid to lawn garden, with a Sandstone patio area adjacent to the accommodation ideal for outdoor entertaining and sitting. With fencing to boundaries, fitted bench, variety of shrubs and outside lighting.

Garage

With light, power and an up and over door.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - 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 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 firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

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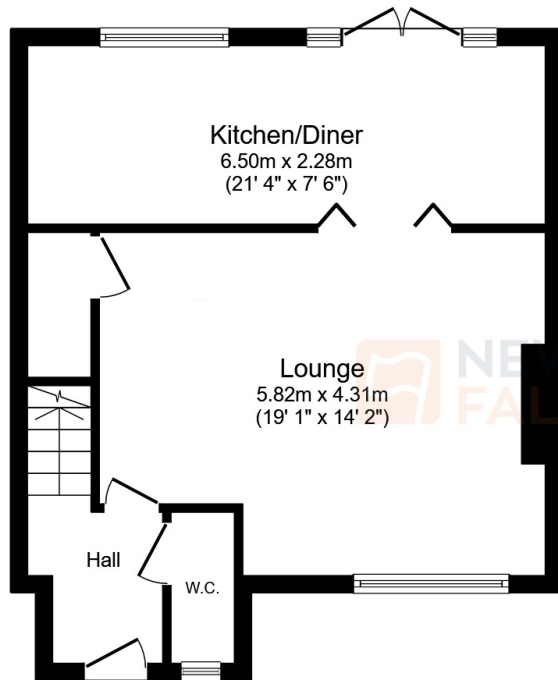
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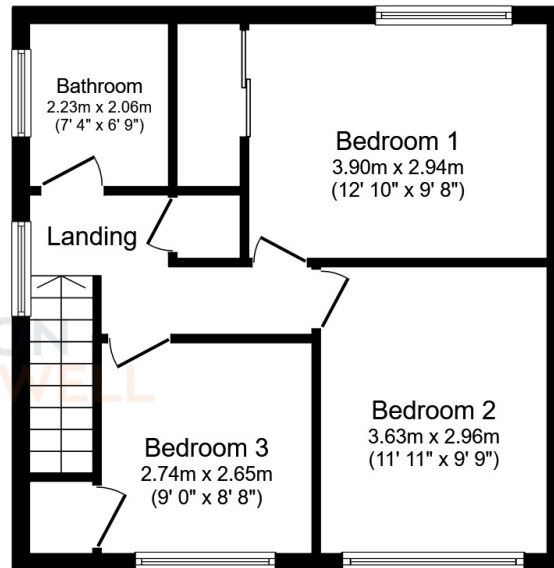






Ground Floor

Floor area 45.8 m² (493 sq.ft.)



First Floor

Floor area 43.2 m² (465 sq.ft.)

TOTAL: 89.0 m² (958 sq.ft.)

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 **NEWTON FALLOWELL**

0116 366 5666
lfe@newtonfallowell.co.uk