



Fletchers Way, East Goscote, LE7



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£260,000



Key Features

- Three Bedrooms
- Available With No Upward Chain
- Extended L-Shaped Lounge Diner
- Ground Floor WC & Utility Area
- Popular Residential Location
- Boasting Amazing Potential For Renovation & Further Extensions (Subject to Necessary Consent)
- EPC rating TBC
- Freehold





EXTENDED & FULL OF POTENTIAL! - Located in the popular village of East Goscote and available with no upward chain, fall in love with well proportioned and extended three bedroom semi-detached family home offering the potential for renovation and extension subject to necessary consent. Benefiting from gas central heating, the accommodation includes an entrance hallway, enlarged I-shaped lounge diner, breakfast kitchen, utility area and WC, with the first floor offering three bedrooms and a family shower room. To the outside the property enjoys use of a driveway and single garage, with lawned gardens to the rear. Ideal for growing families, an early viewing is strongly recommended.

Ground Floor

Upon entry to the property, you step into the welcoming entrance hall presented with carpet flooring and offering ample space for your coats and shoes. With a staircase rising to the first floor and a door leading to the extended I-shaped reception room offering ample space for both formal dining and comfortable sitting. Flooded with natural light, this space is perfect for growing families and offers sliding doors leading to the rear garden. The kitchen is fitted with a range of wall mounted and base units with complementary work surfaces, inset sink and drainer and space for appliances. A door leads to a side lobby which gives access to the attached garage, useful utility space and ground floor WC.

First Floor

Moving upstairs the property boasts three practical bedrooms, two double rooms and one single bedroom. A shower room completes the first-floor layout fitted with a three piece suite comprising a shower cubicle, wash hand basin with storage beneath and WC. There is also a cupboard housing the Worcester central heating boiler.

Outside

A particular selling feature of the accommodation is the plot boasting the potential for extension subject to necessary consent. There is a driveway to the front providing off road parking giving access to the attached garage. The rear garden is mainly laid to lawn with a patio area adjacent to the accommodation, ideal for outdoor entertaining. With a timber shed and fencing to boundaries.

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.

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.

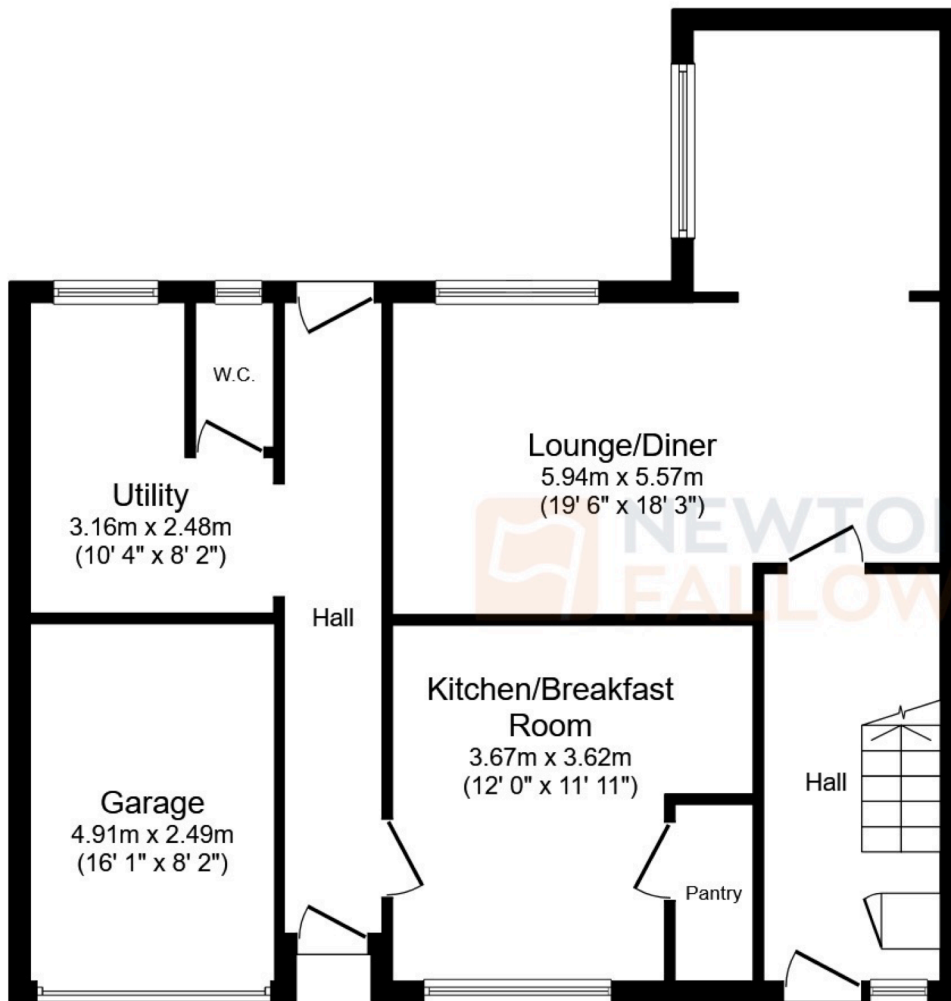
Free Property Valuations

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



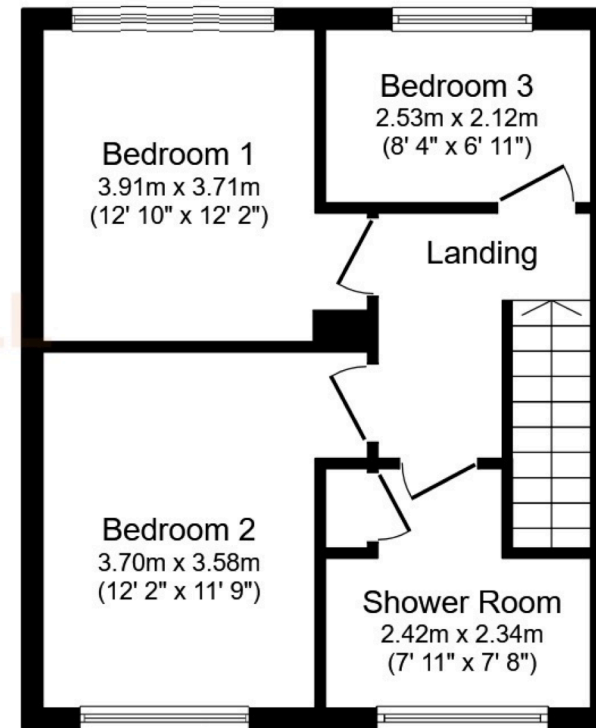






Ground Floor

Floor area 70.1 m² (755 sq.ft.)

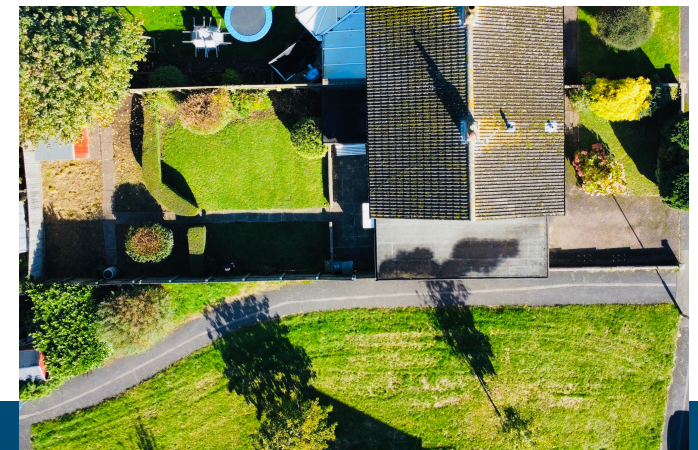


First Floor

Floor area 38.4 m² (413 sq.ft.)

TOTAL: 108.5 m² (1,168 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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