



Long Furrow, East Goscote, LE7

 4  2  2

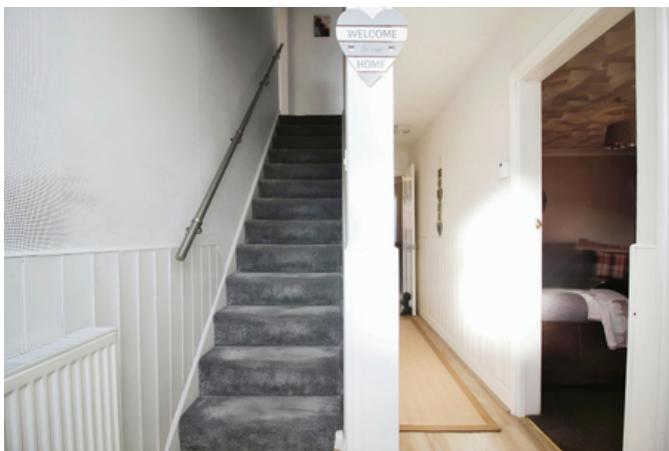
£325,000



Key Features

- Four Bedrooms Semi Detached
- Extended to the Side & Rear
- En-suite Shower Room & Family Bathroom
- Popular Residential Location
- Ideal For Growing Families
- Gas Central Heating & Double Glazing
- EPC rating C
- Freehold





EXTENDED FAMILY HOME - An exciting and rare opportunity has arisen to acquire an extended four bedroomed semi-detached home occupying a family friendly location in the sought after village of East Goscote. Benefiting from gas central heating and double glazing throughout, the layout includes an entrance hall, lounge, dining room open with the extended kitchen. Upstairs you will find four bedrooms, en-suite shower room and a contemporary family bathroom. The plot enjoys parking to the front, integral garage with a utility area and a mainly laid to lawn sunny garden at the rear. An early viewing is strongly recommended to avoid disappointment.

Ground Floor Accommodation

Upon entry to the accommodation, you step into the welcoming entrance hall with a staircase rising to the first floor and a door leading to the reception room enjoying ample natural light provided by a window overlooking the front elevation. With a central fireplace and carpet flooring. Also accessed via the hallway is the dining room perfect for formal dining occasions with a useful storage cupboard and French doors which open out into the rear garden. Open access leads through to the kitchen fitted with a range of wall mounted and base units with complementary surfaces, sink and drainer, space for washing machine and fridge freezer and a concealed central heating boiler.

First Floor Accommodation

Moving upstairs the property continues with four bedrooms, one of which benefits from having an en-suite shower room. The family bathroom is fitted with a modern three piece suite comprising a bath with shower, wash hand basin and WC, with complementary tiling and a heated towel rail.

Outside

Outside, the plot offers a driveway providing off road parking and giving access to the garage with an electric door, light, power and utility area. There is also

an area laid to lawn. Wrought iron fencing encloses the space. To the rear is a well proportioned family garden, with patio space to the immediate rear and raised wooden decking area provides option of al fresco dining to make the most of warm summer evenings. With an area laid to lawn.

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 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.

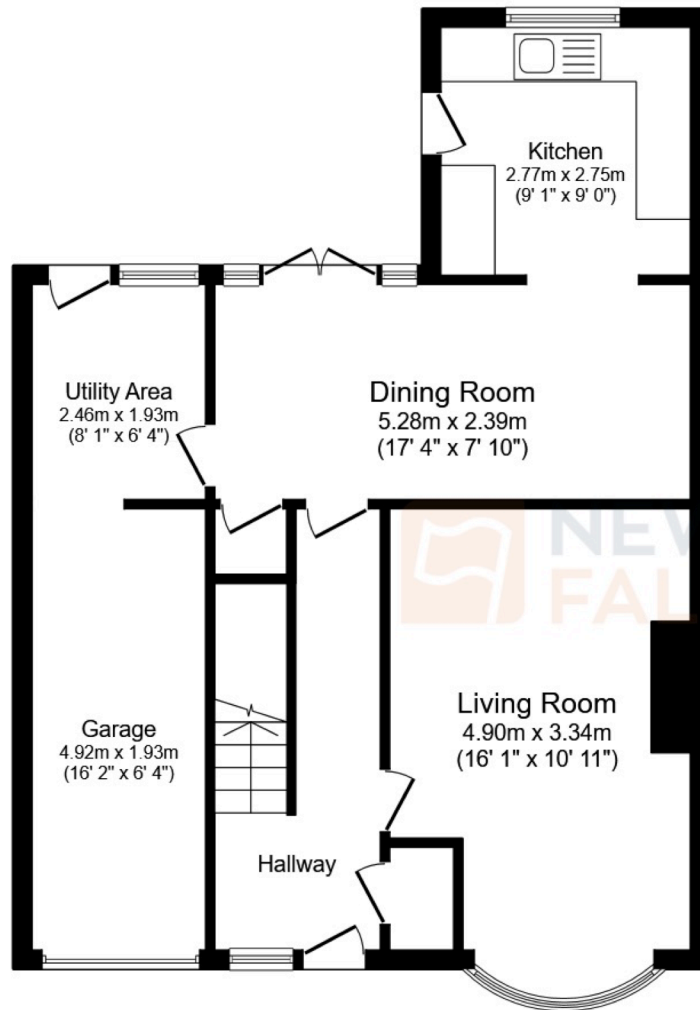
Free Property Valuations

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



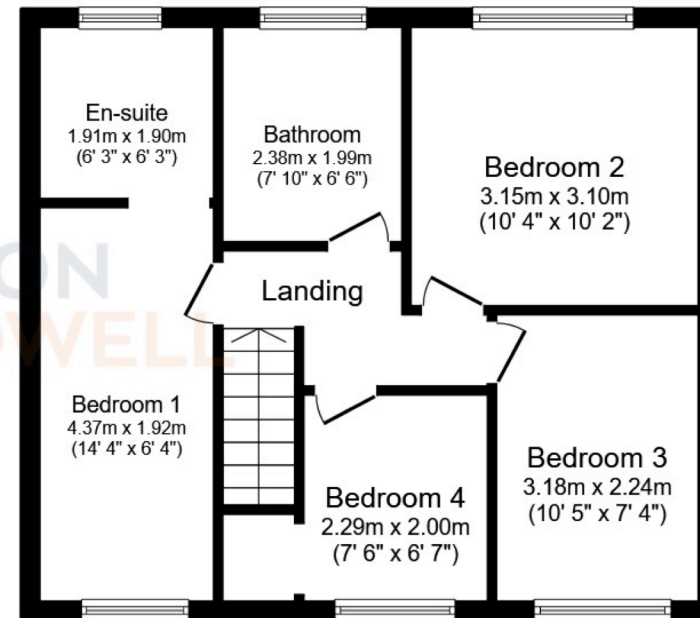






Ground Floor

Floor area 62.8 m² (675 sq.ft.)



First Floor

Floor area 46.6 m² (501 sq.ft.)

TOTAL: 109.3 m² (1,177 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



 **NEWTONFALLOWELL**

0116 366 5666
lfe@newtonfallowell.co.uk