



Foxglove Close, East Goscote, LE7



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Offers over £250,000



## Key Features

- Three Bedrooms
- Semi Detached Home
- Cul De Sac Location
- Garage Directly in Front
- Available With No Upward Chain
- Within Walking Distance to Local Amenities
- EPC rating D
- Freehold







NO UPWARD CHAIN - Occupying a set back cul-de-sac position in the heart of East Goscote is this three bedroom semi detached home offered to the market with no upward chain. Perfect for first time buyers and families, this gas centrally heated and double glazed home features an entrance porch and hall, lounge and full width kitchen diner, with the first floor boasting three bedrooms and a modern fitted bathroom. Outside there are front and rear gardens, with a garage situated directly in front of the property. Located within walking distance to local amenities, an immediate viewing comes highly recommended.

### Ground Floor

Upon entry to the accommodation you step into the entrance porch with a meter cupboard and further door leading to the hallway with a staircase rising to the first floor and a door to the right leading through to the lounge positioned around a feature fireplace and enjoying an abundance of natural light provided by a double glazed window to the front elevation. Glazed doors lead through to the full width kitchen diner fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with mixer tap, space for cooker with fitted extraction hood above, space for two appliances and a Worcester Boiler. There is also a useful storage cupboard under the stairs and French doors opening out into the rear garden.

### First Floor

Moving upstairs you'll find ample landing space, with a full width double bedroom to the front and two further bedrooms to the rear. Completing the first floor is the family bathroom fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and WC, with a heated towel rail and side elevation window.

### Outside

Occupying a tucked away cul de sac position, to the front of the property is a low maintenance paved garden with gated access leading through to side and rear gardens, with paved and lawn areas, fencing to boundaries. The property also benefits from a garage in a block directly in front of the property.

### 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









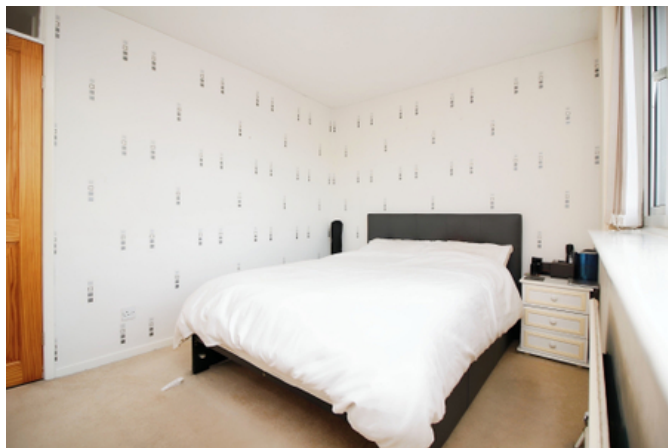
set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection 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 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.

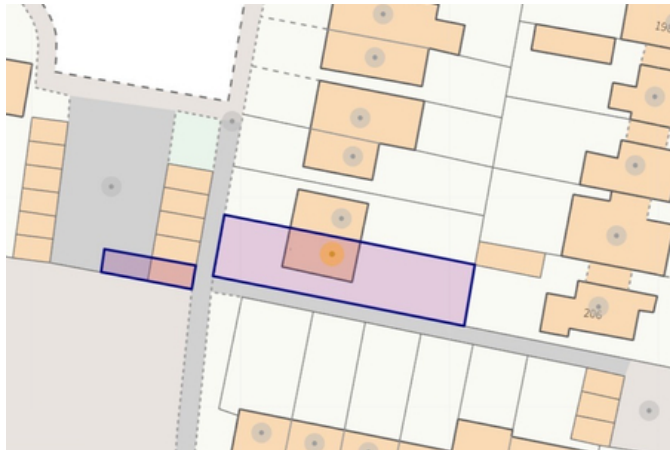
### Free Property Valuations

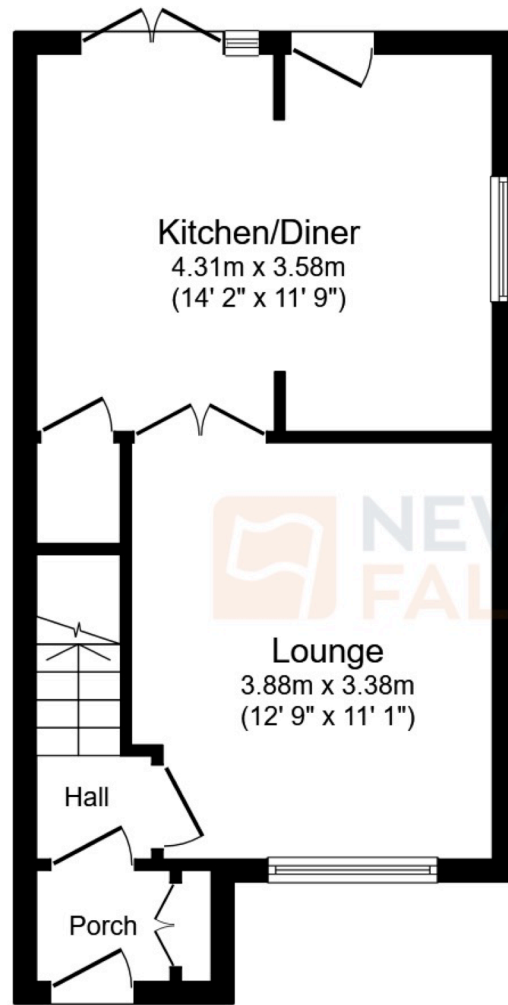
If you have a house to sell then we would love to provide you with a free no obligation valuation.





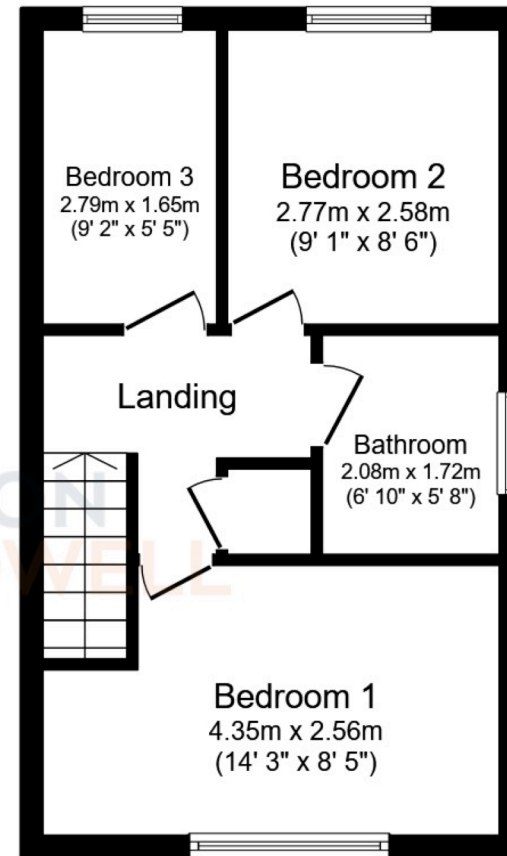






## Ground Floor

Floor area 35.0 m<sup>2</sup> (376 sq.ft.)



## First Floor

Floor area 33.0 m<sup>2</sup> (356 sq.ft.)

**TOTAL: 68.0 m<sup>2</sup> (732 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](http://www.Propertybox.io)



