



Greensward, East Goscote, LE7

 4  2  1

£335,000



Key Features

- Four Bedroom Semi Detached Home
- Open Plan L-Shaped Living Kitchen Diner
- Available With No Upward Chain
- Desirable Location
- Downstairs Shower Room & Upstairs Bathroom
- Gas Central Heating
- EPC rating D





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, the layout includes an entrance lobby, lounge, open plan living kitchen diner, utility room and shower room. Upstairs you will find four neutrally decorated bedrooms (main bedroom benefiting from having a walk in wardrobe) and a family bathroom. The plot enjoys parking to the front with a low maintenance garden at the rear featuring a summerhouse. An early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entering the home, you are welcomed into an entrance porch featuring a built-in cupboard and a door leading into the main reception room. This space is presented with tiled flooring and includes a staircase rising to the first floor. Open access leads seamlessly into the open-plan living kitchen diner, the true heart of the home, offering lots of space for families, ample storage, and a central island. The kitchen is fitted with a range of eye-level and base units, along with integrated appliances including a dishwasher and fridge freezer. The conservatory offers additional living space, ideal as a sitting area or dining room, with UPVC double-glazed windows to three sides providing garden views, and double doors opening out to the rear garden. A separate utility room provides further storage and space for two appliances, with access to a downstairs shower room fitted with a modern three-piece suite.

First Floor

Upstairs, you'll find four neutrally decorated bedrooms, including a master bedroom that features a built-in wardrobe with sliding mirror doors. The family bathroom is well-appointed with a three-piece suite, comprising a bath with an overhead shower, a wash hand basin, and a WC, all complemented by tiled surrounds.

Outside

Located on the outskirts of East Goscote, the property benefits from a driveway offering off-road parking and access to the garage, which has been partially converted to provide a practical utility and shower room leaving the remaining space ideal for storage. To the rear, you'll find a low-maintenance garden featuring fenced boundaries, a decked seating area with a pergola, and a charming summerhouse.

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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need





to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

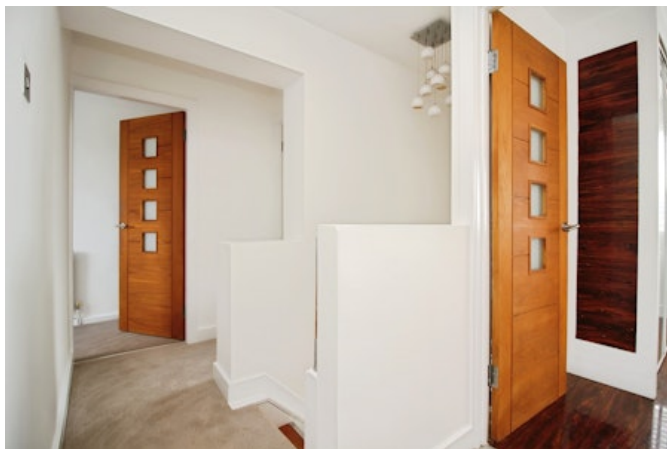
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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

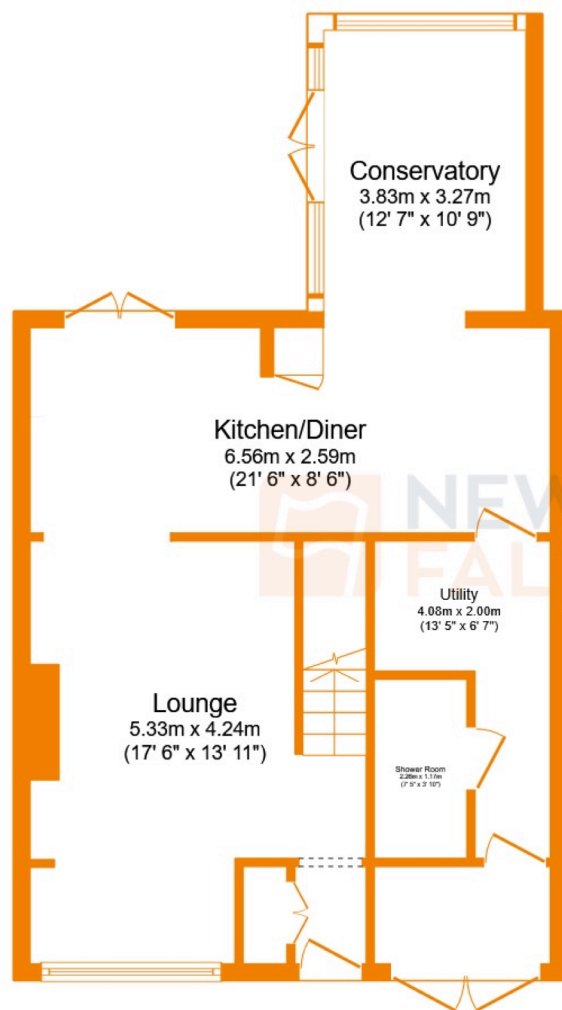
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

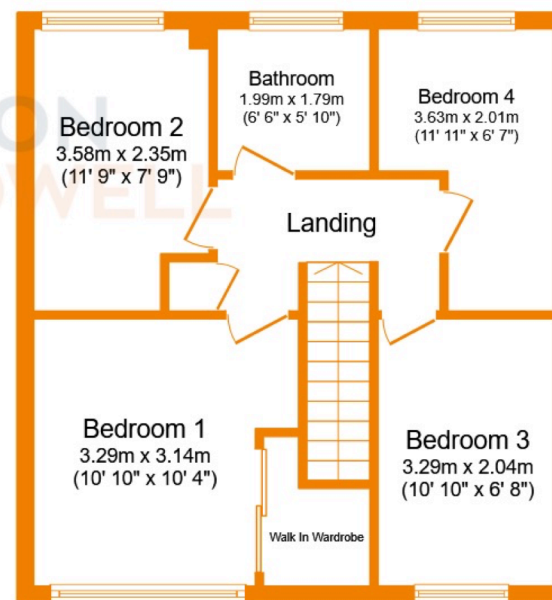
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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