



Ploughmans Lea, East Goscote, LE7



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£300,000



Key Features

- Three Well Proportioned Bedrooms
- Detached Bungalow
- In Need of Modernisation
- Available With No Upward Chain
- Driveway For 4 Cars & Garage
- Popular Residential Location
- EPC rating TBC
- Freehold





Having been occupied by the same family since 1979, this three bedroom detached bungalow occupies a 'superb' location within a popular residential area of East Gosscote, available with no upward chain. Benefiting from gas central heating, the well proportioned accommodation requires modernisation but boasts incredible potential for renovation and after a fabulous transformation would be an ideal home for those looking to downsize or a growing family. Internally the bungalow comprises an entrance porch and hall, reception room, breakfast kitchen, conservatory, three bedrooms (all with built in wardrobes) and bathroom. To the outside there is a driveway leading to the garage with a particularly private garden to the rear. Just a short walk away from a local amenities, an immediate viewing is recommended.

Welcome to your new home

Upon entering the bungalow, you're welcomed into a porch, with a wooden door leading into the I-shaped hallway that provides access to most rooms and includes a built-in airing cupboard for additional storage. The full-length reception room offers ample space for both formal dining and relaxed living, featuring a fireplace as a focal point and large dual-aspect windows that fill the room with natural light. The breakfast kitchen is fitted with a range of units, with roll-edge work surfaces and tiled splashbacks. Appliances include a built-in double oven, a four-ring hob, and a double sink with drainer, along with space for additional appliances. A door leads to the conservatory with views over the garden. Three bedrooms are accessed from the hallway, all featuring built-in wardrobes. Two are double rooms, while the third is a practical single—ideal as a guest room or study. The bathroom, fitted with a classic three-piece suite, completes the internal accommodation.

Outside

Located in a sought-after residential area, the plot

features a driveway to the front, offering off-road parking for up to four cars. The driveway provides access to a single garage (5.97m x 2.62m), complete with power, lighting, and an up-and-over door.

Gated side access leads to a particularly private rear garden, ideal for relaxation and entertaining. The garden includes a paved seating area, a lawn, and a variety of mature plants and shrubs, all enclosed by boundary fencing. Additional features include an aviary and a shed for extra storage.

A summerhouse (2.41m x 4.89m) with power and lighting is also situated in the garden. Please note: the summerhouse is not included in the sale but may be available by separate negotiation.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band D. 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.

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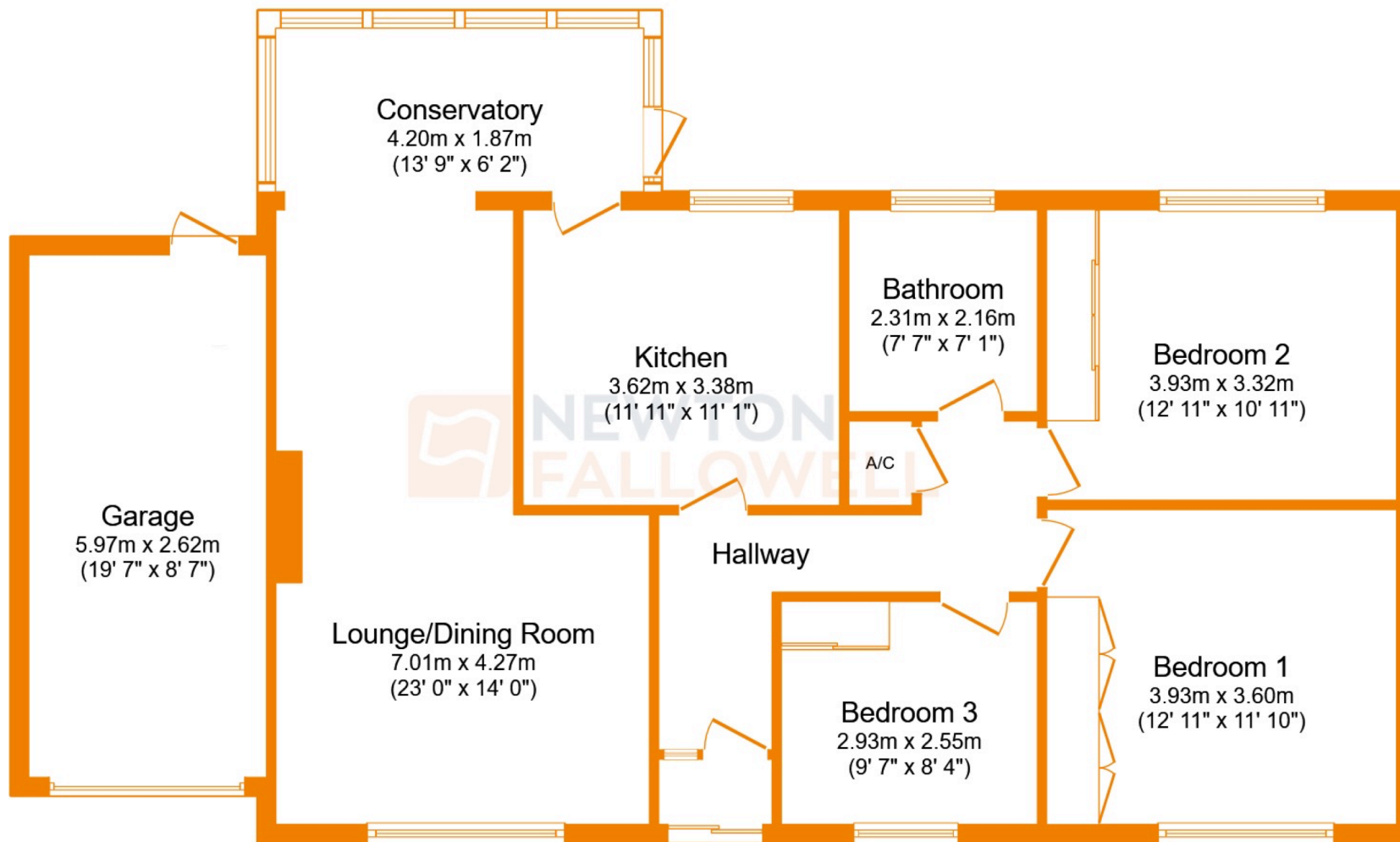
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Floor Plan

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