



Long Furrow, East Goscote, LE7



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£310,000



Key Features

- Three Bedrooms
- Extended Semi Detached Family Home
- Modern Fitted Kitchen & Dining Room With Bi-Folding Doors
- Utility Room & Downstairs WC
- Re-fitted Family Bathroom
- Detached Garage With Separate Home Office Attached
- EPC rating TBC





EXTENDED FAMILY HOME! - Perfect for growing families, walk in and be surprised by this much improved and enlarged three bedroom semi detached home situated within walking distance to playing fields as well as offering swift access to the surrounding countryside and major road links. Set within the sought after village of East Goscote, the plot features a driveway, single garage with attached home office and a landscaped garden to the rear, with the accommodation including an entrance hall, lounge, modern kitchen open with the formal dining room enjoying bi-folding doors. A utility & WC complete the ground floor. Upstairs you will find three bedrooms and a contemporary re-fitted bathroom. Benefiting from gas central heating and double glazing, an immediate viewing comes highly recommended.

Ground Floor

Upon entering the home, you are welcomed into an entrance hall featuring a useful cloaks cupboard and a staircase rising to the first floor. From here, a door leads into the reception room, presented with carpet flooring and a double-glazed window to the front, creating a warm and inviting space to relax. A key highlight of the home is the re-fitted kitchen, which opens seamlessly into the dining room extension, a true focal point of the ground floor. The kitchen is appointed with a range of wall and base units, complementary work surfaces, brick-effect tiled splashbacks, and soft-close drawers. Integrated appliances include a built-in double oven, hob with extractor hood, fridge, freezer, and dishwasher. Flooded with natural light, the kitchen also benefits from a side access door, a handy storage cupboard. The dining space features bi-folding doors to the garden. Completing the ground floor is a well-designed utility room with bespoke built-in storage and a guest WC.

First Floor

Stairs rise to the first floor landing which gives access

to three bedrooms, the master being a comfortable double and enjoying views of the rear garden through a double glazed window. Completing the first floor is the re-fitted family bathroom comprising a bath with shower over, wash hand basin and WC, with a window to the rear elevation. There is also access to the loft space housing the boiler with a ladder.

Outside

One of the standout features of this property is its well-designed plot. The low-maintenance frontage provides convenient off-road parking, setting the tone for the practicality and style found throughout. Timber gates open to a paved area, ideal for outdoor seating and entertaining, perfectly positioned adjacent to the dining room's bi-folding doors, creating a seamless indoor-outdoor living experience.

The landscaped rear garden is thoughtfully arranged, featuring a neat lawn, secure fenced boundaries, and an additional seating area at the far end – offering multiple spaces to relax and enjoy the outdoors.

Adding further appeal is the access to a garage measuring approximately 5.99m x 2.68m and boasting an electric door, complemented by a versatile home office/bar to the rear (measuring 3.53m x 2.53m), providing excellent potential for remote working, hobbies, or entertaining.

Location

East Goscote is a village and civil parish situated in the Charnwood district of Leicestershire, England. Located approximately 6 miles northeast of Leicester city centre, the village offers a blend of suburban tranquillity and convenient access to major transport links, including the A607 and nearby A46.

Surrounded by open countryside, East Goscote is bordered by the neighbouring villages of Rearsby, Thruslington, and Queniborough, making it an appealing location for those seeking a semi-rural lifestyle with close connections to urban amenities. The village itself features residential areas, local shops, schools, parks, and a strong sense of community, making it particularly attractive to families and commuters alike.





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.

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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



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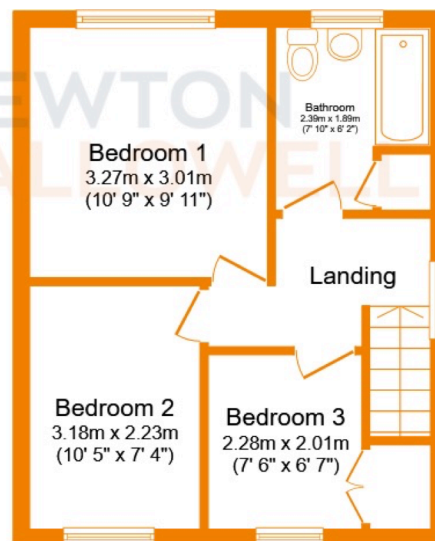
If you have a house to sell then we would love to provide you with a free no obligation valuation.







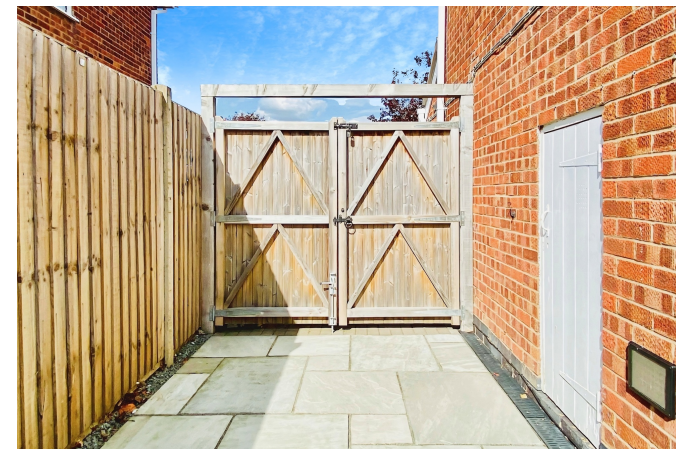
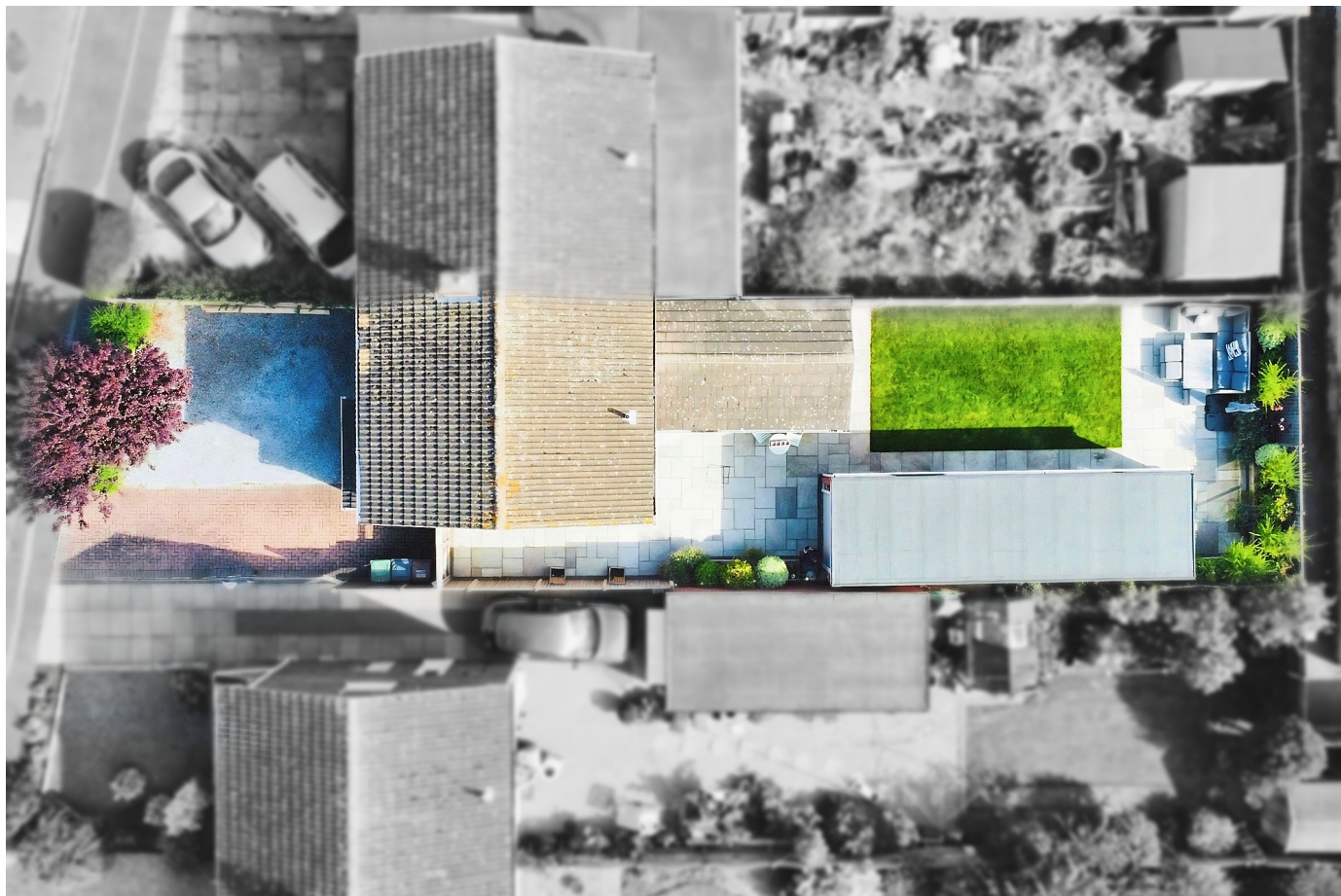
Ground Floor



First Floor



Outbuilding



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