



Long Furrow, East Goscote, LE7



£280,000



Key Features

- Three Bedroom Semi Detached Home
- Extended Family Home
- 38ft Tandem Garage
- Larger Than Normal Plot
- Popular Residential Location
- Incredible Potential
- EPC rating TBC
- Freehold





SUBSTANTIALLY EXTENDED! - Occupying a larger than normal plot, fall in love with this traditional three bedroom semi detached home situated on the outskirts of the sought after village of East Goscote. Boasting the potential for improvement and further extensions subject to necessary consent, the accommodation is perfect for growing families and boasts an entrance porch and hallway, lounge, kitchen diner, utility room and storage room. Upstairs you will find three well proportioned bedrooms and a bathroom. The plot features a driveway to the front providing multiple cars with access to the 38ft tandem garage, with a lawned garden at the rear. An early viewing is strongly recommended to avoid disappointment.

Ground Floor

Upon entry to the accommodation you step into the useful porch with a useful storage cupboard and door leading through to the welcoming entrance hallway with a staircase rising to the first floor. The primary reception room is flooded with natural light by a window to the front elevation. The kitchen diner is fitted with a range of wall and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer with flexi tap, built in oven and four ring gas hob with hood above. Access leads through to the utility room which also gives access to a useful storage room.

First Floor

Moving upstairs you will find three well proportioned bedrooms, two of which are comfortable doubles. The family bathroom completes the first floor and is fitted with a three piece suite comprising a bath, wash hand basin and WC. There is also access to the loft space via the landing which houses the central heating boiler.

Outside

Occupying a sought after position, the larger than normal plot firstly boasts a driveway to the front

providing off road parking for multiple cars and gives access to the attached tandem garage split into two sections by an up and over door. The first garage measures 4.46m x 3.51m with the second measuring 7.05m and 2.51m. A lawned garden can be found to the rear with fencing to boundaries and a variety of shrubbery.

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.

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





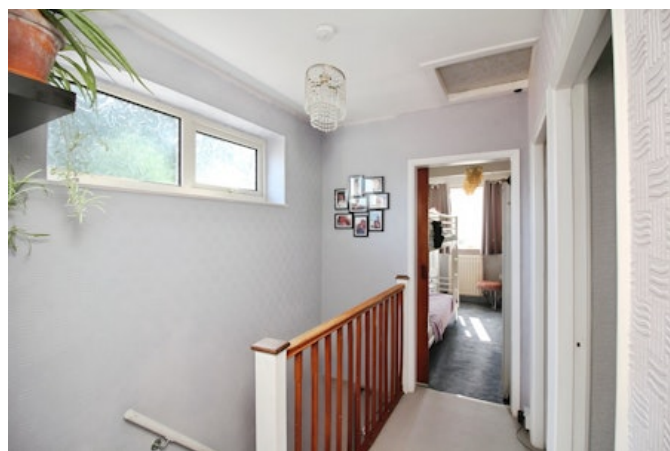
set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection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

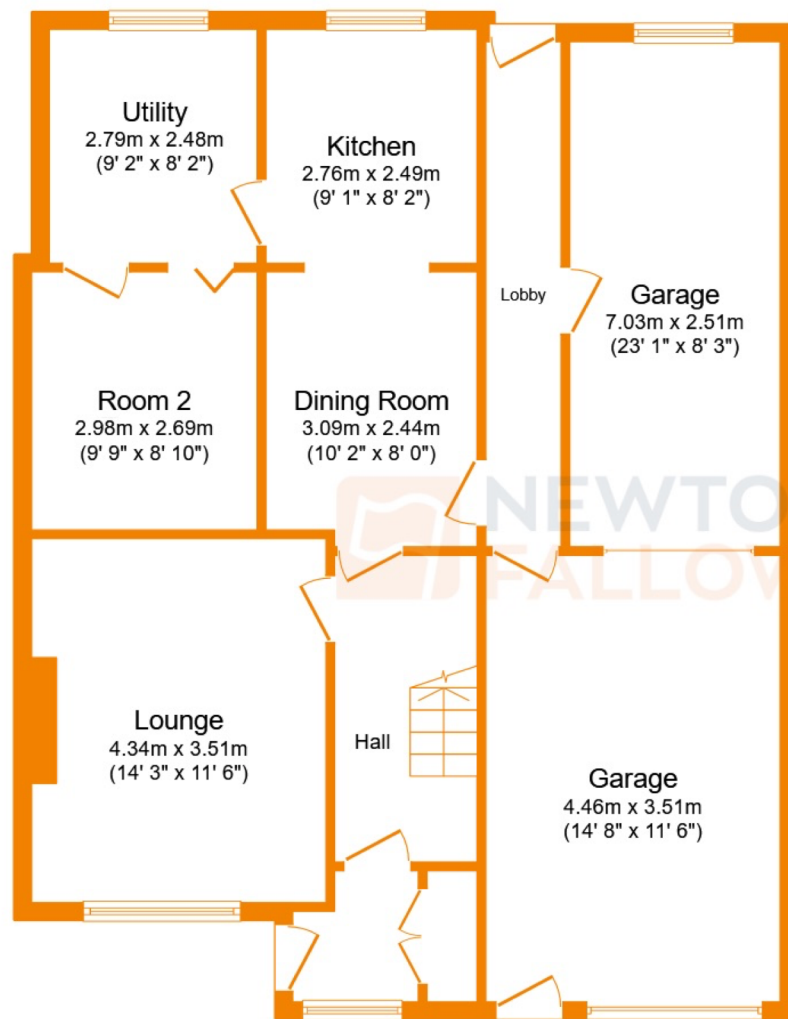
Free Property Valuations

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

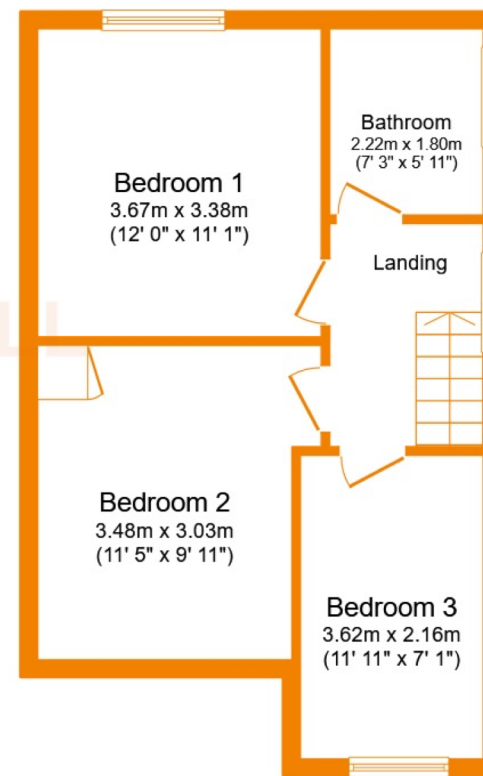








Ground Floor



First Floor

