



The Meadows, East Goscote, LE7

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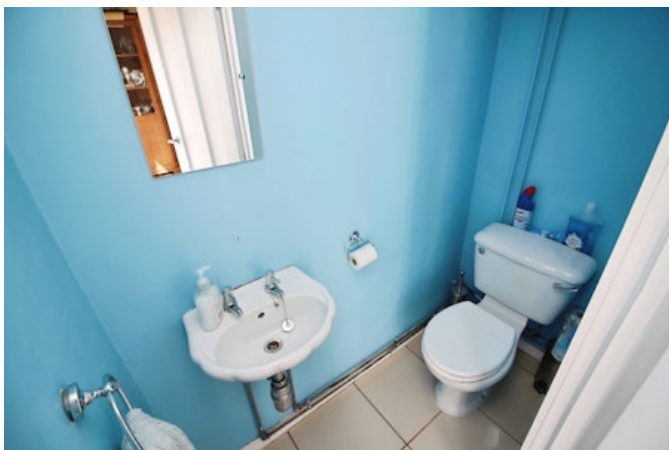
£334,950



Key Features

- Five Bedrooms
- Extended Semi Detached Family Home
- Three Reception Rooms
- Ground Floor WC
- Popular Residential Location
- Family Bathroom & Separate Shower Room
- EPC rating TBC
- Freehold





EXTENDED FAMILY HOME! – Enjoying a family friendly position, fall in love with this enlarged five bedroomed semi detached home situated in the popular village of East Goscote with swift access to both the local primary school and surrounding countryside, ideal for growing families. Extended to the side & rear, the gas centrally heated and double glazed accommodation includes an entrance porch and hall, two reception rooms, guest WC, kitchen, playroom/home office and storage room. Upstairs you will find five bedrooms, family bathroom and a separate shower. The plot offers parking to the front with an enclosed garden at the rear. An early viewing is strongly recommended to avoid disappointment.

Ground Floor

Entered via a uPVC double glazed door into a porch and hallway with stairs to the first floor and access to the lounge, which features a front-facing window, gas coal-effect fire with marble hearth, and glazed doors leading to the extended dining room with laminate flooring and sliding patio doors to the rear. A door leads to a downstairs WC with wash hand basin and low-level WC. The extended kitchen is fitted with modern wall and base units, roll-edge worktops, a one and a half bowl sink, range-style cooker (available by separate negotiation), extractor hood, tiled flooring, and plumbing for a washing machine. A door leads to the converted playroom (formerly part of the garage) with a window to the front, TV point, and radiator. Access is also provided to the remaining garage space, now used for storage, with an up-and-over door to the front.

First Floor

To the first floor, the property offers five well-proportioned bedrooms, including two generously sized double rooms, providing flexible accommodation for families or those needing additional work-from-home space.

The family bathroom is fitted with a modern suite, comprising a panelled bath, pedestal wash hand basin, and low-level WC, complemented by tiled splashbacks and tile-effect vinyl flooring. In addition, there is a separate shower room, featuring a shower cubicle with an electric shower and further tiled splashbacks, ideal for busy households.

Outside

Outside, the property benefits from a driveway to the front, providing ample off-road parking. The low-maintenance gravelled frontage is complemented by a paved pathway leading to the front door, with a charming wall defining the boundaries.

To the rear, you'll find a well-maintained enclosed garden, featuring a shaped lawn and fencing to all boundaries for added privacy. A decked area adjacent to the house offers the perfect space for entertaining or relaxing, while a private patio area provides an additional spot for outdoor seating and dining.

Location

Situated just six miles north of Leicester, East Goscote is a popular and well-established residential village offering a fantastic balance of community living and convenience. Surrounded by open countryside yet well-connected to major transport routes, it's an ideal location for families, commuters, and anyone seeking a quieter lifestyle within easy reach of city amenities.

The village boasts a strong sense of community, with a range of local amenities including a convenience store, post office, GP surgery, pharmacy, village pub, and takeaways. For families, there are well-regarded local schools, such as Broomfield Primary School, and nearby secondary options in Syston and Melton Mowbray.

East Goscote is ideally located for commuters, with easy access to the A607, A46, and M1, as well as regular bus links to Leicester, Melton Mowbray, and surrounding areas. Syston railway station is just a short drive away, providing direct train services to Leicester and beyond.

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 given without any responsibility, and any intending purchasers, lessees or third parties should not rely on



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Referrals

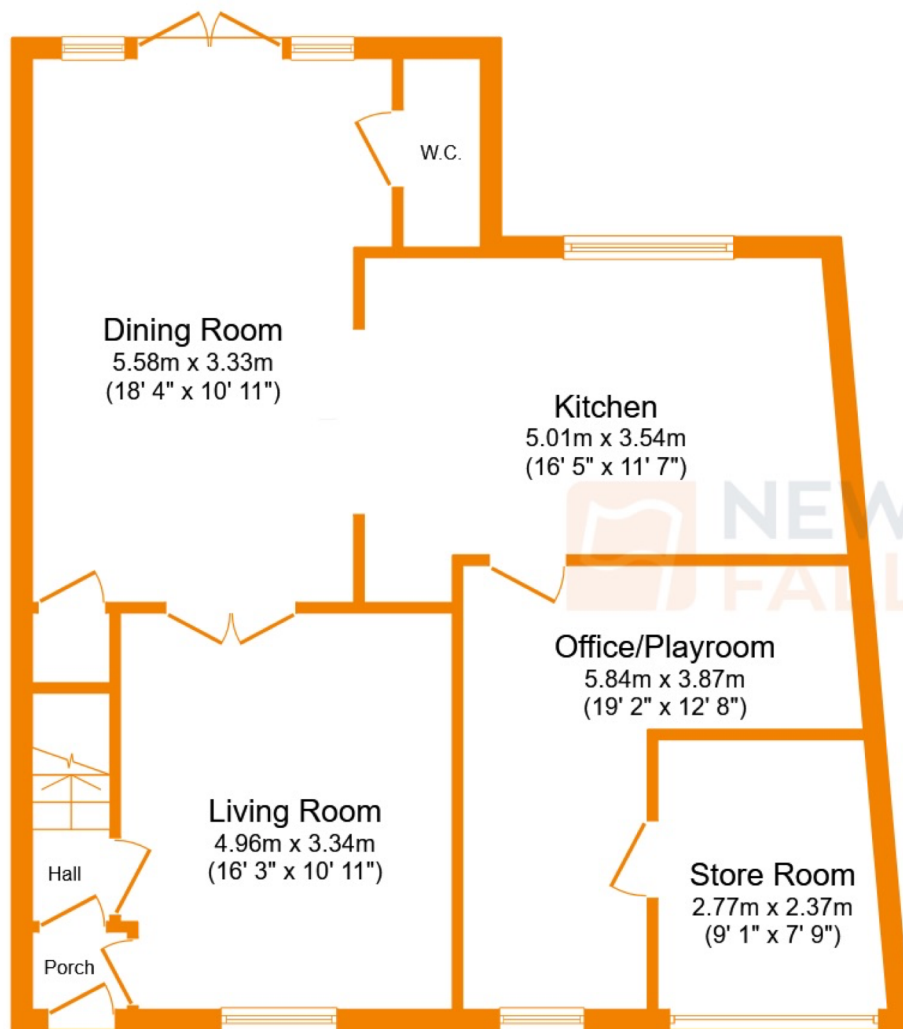
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle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

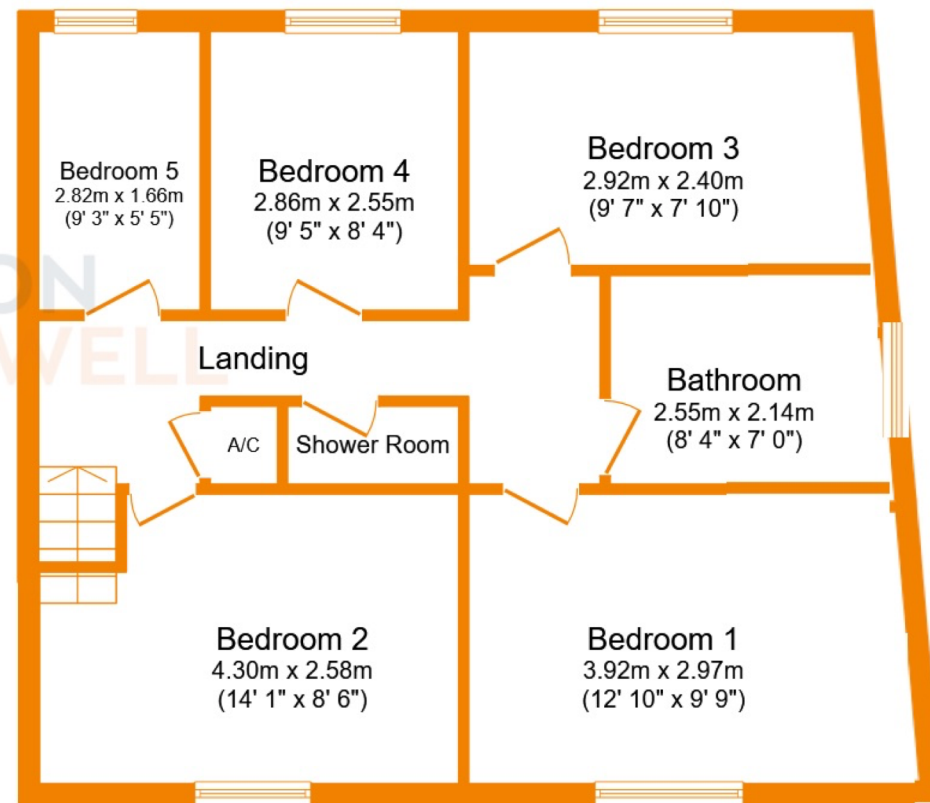
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

