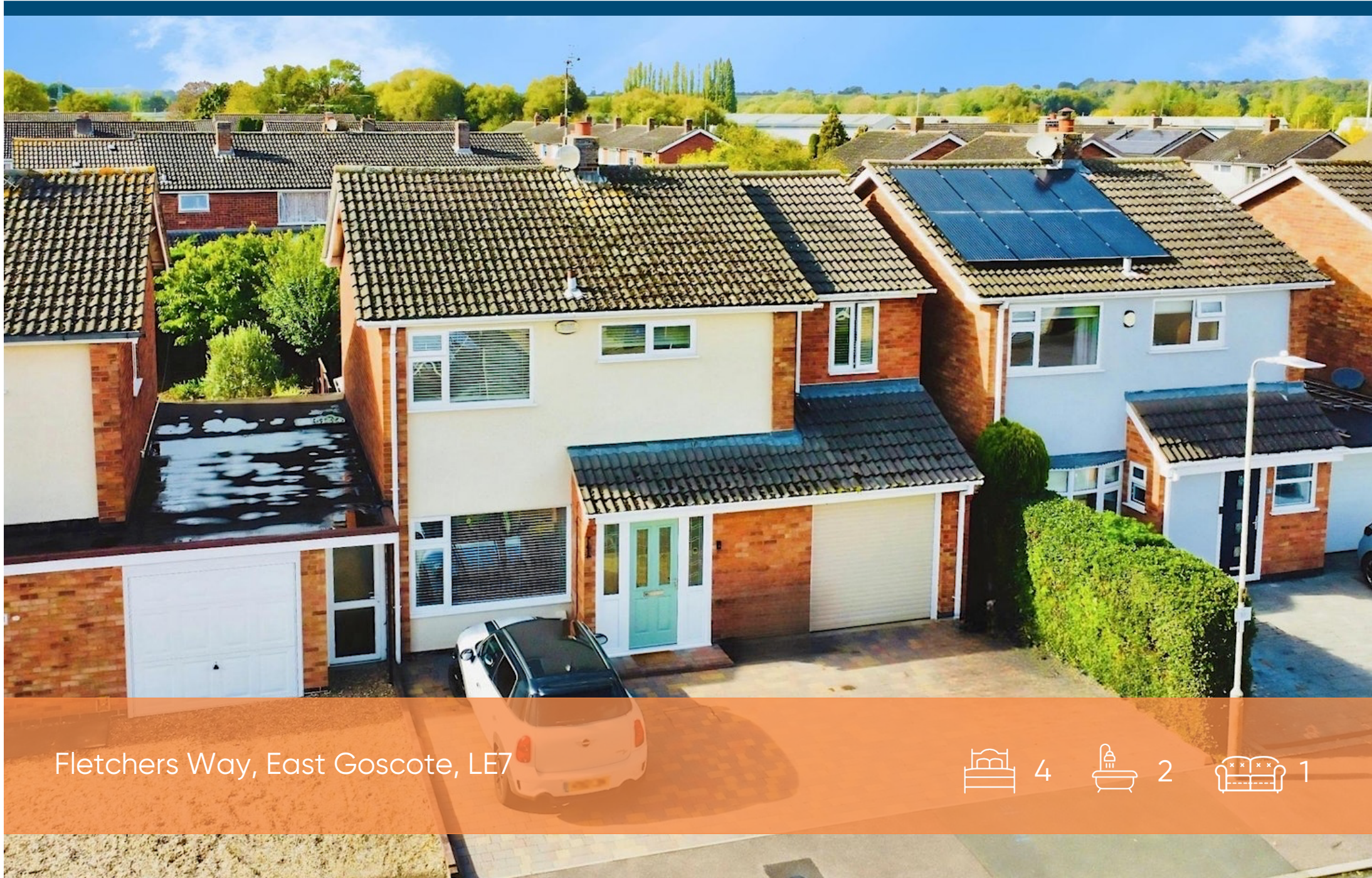




Fletchers Way, East Goscote, LE7

 4  2  1

£425,000



Key Features

- Four Bedrooms (Master With En-suite)
- Extended Detached Family Home
- Lounge & Conservatory
- Downstairs WC
- Gas Central Heating & Double Glazing
- Popular Residential Location
- EPC rating TBC
- Freehold





Extended to the side, walk in and be surprised by this enlarged four bedroom detached home occupying a family friendly position in the popular and thriving village of East Goscote. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, guest WC, reception room, conservatory and kitchen diner. Upstairs you will find four bedrooms (master with en-suite) and a bathroom comprising a four piece suite. The plot offers parking to the front, integral garage and lawned garden at the rear. An early viewing is highly recommended to avoid disappointment.

Ground Floor

Upon entering the home, you are welcomed by an inviting entrance hall, complete with a staircase rising to the first floor and convenient access to the guest WC. The reception room spans the full length of the property, centred around a feature fireplace, creating a cosy yet open feel. Sliding doors lead into a charming conservatory, offering additional versatile living space ideal for relaxing or entertaining.

The kitchen diner is well-appointed with a range of wall and base units, complemented by stylish work surfaces and tiled splashbacks. It includes a built-in microwave, range cooker, integrated dishwasher, washing machine, and tumble dryer, along with space for a freestanding fridge freezer. There's ample room for a dining table and chairs, and a door provides direct access to the rear garden.

First Floor

Moving upstairs you will find four well proportioned bedrooms, the master bedroom benefiting from having built in wardrobes and access to it's own contemporary en-suite fitted with a three piece suite comprising a shower cubicle, wash hand basin with storage beneath and WC, with tiled surrounds and heated towel rail. The family bathroom completes the first floor and is fitted with a modern four piece suite featuring a walk in shower, free standing bath, wash

basin and WC, with tiled surrounds.

Outside

The plot offers a paved driveway to the front providing off road parking and giving access to the integral garage measuring 5.06m x 2.61m with light, power and electric door. Gated access to the side leads to a mainly laid to lawn garden, enclosed by fencing and featuring a patio area adjacent to the home perfect for outdoor sitting and entertaining.

Location

Located in the heart of East Goscote, Fletchers Way is a quiet residential street ideal for families and professionals alike. This well-connected village offers a blend of rural charm and modern convenience, with local amenities including shops, parks, and schools just a short walk away. The area is served by excellent transport links, with nearby bus routes and Syston train station providing easy access to Leicester and beyond. Families benefit from nearby primary and secondary schools, while high-speed broadband makes it perfect for remote working. East Goscote has a strong community feel, surrounded by open countryside yet within easy reach of larger towns and city amenities.

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

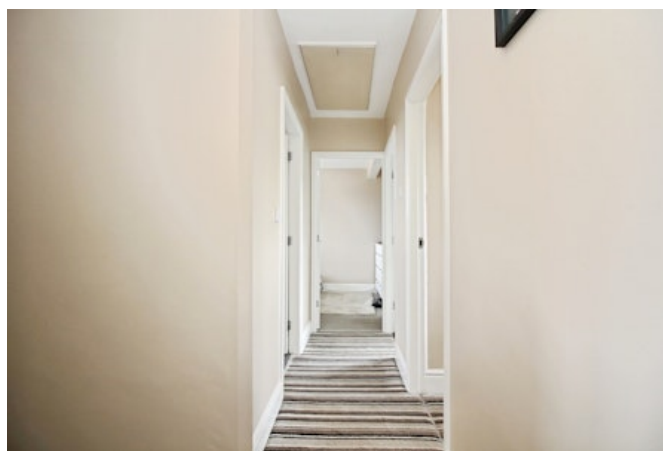
"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you 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.

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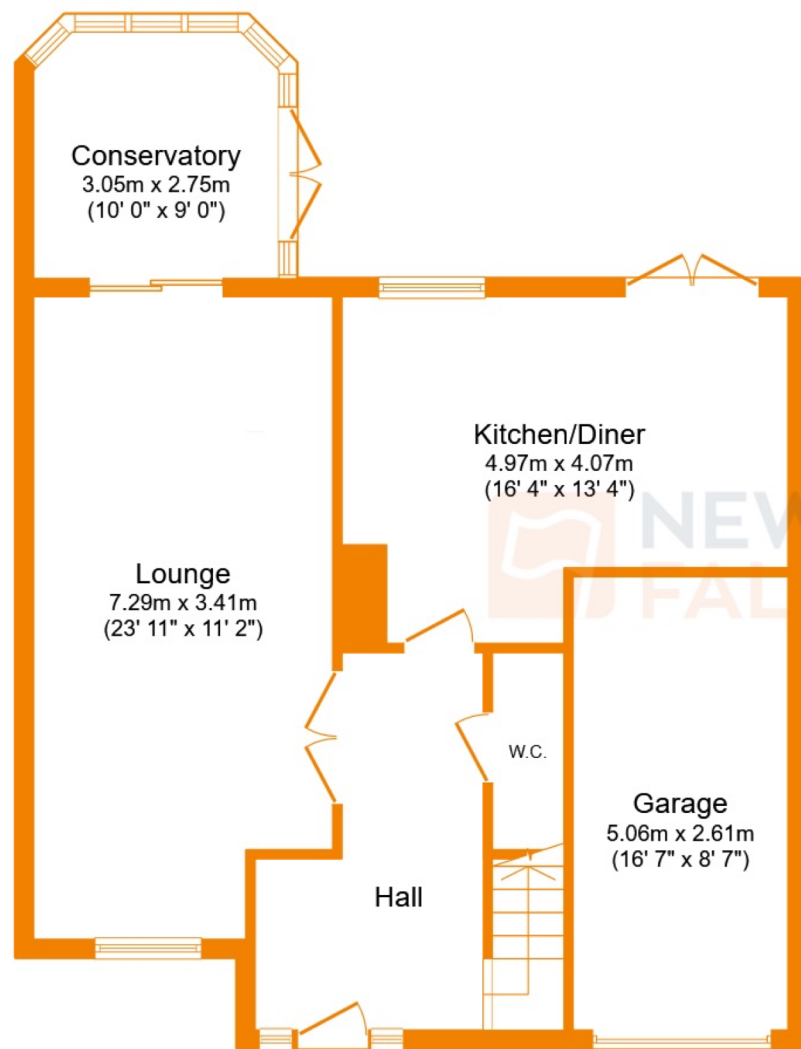
you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase 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

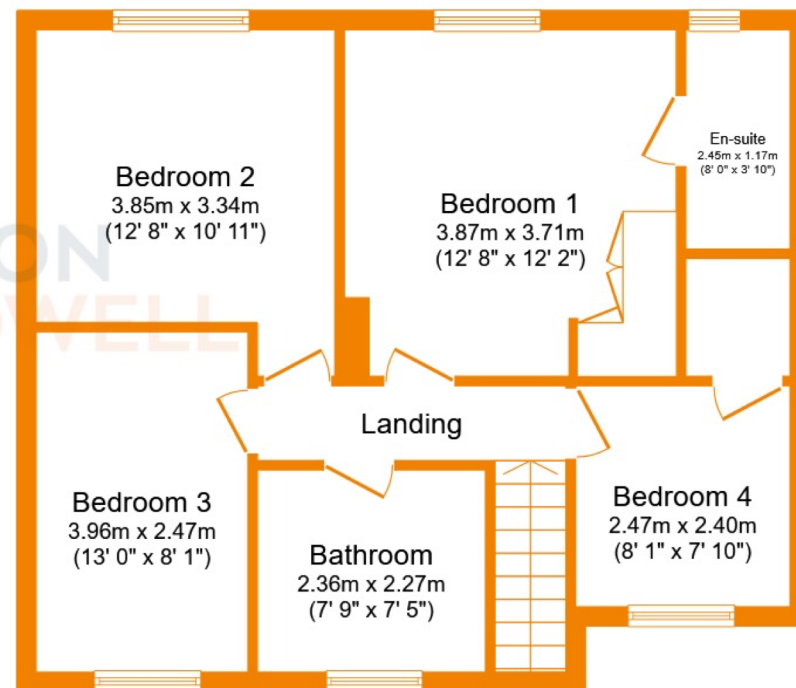
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

