



Ploughmans Lea, East Goscote, LE7



£390,000



Key Features

- Four Well Proportioned Bedrooms
- Extended Detached Family Home
- Sought After Location
- Ground Floor WC
- Modern Fitted Breakfast Kitchen
- Bathroom With Underfloor Heating
- EPC rating D
- Freehold





Extended to the side, walk in and be surprised by this enlarged four bedroom detached home occupies a family friendly position in the popular and thriving village of East Goscombe. Benefiting from gas central heating and double glazing, the layout includes an entrance hall, guest WC, reception room and modern fitted breakfast kitchen. Upstairs you will find four bedrooms and a bathroom comprising a three piece suite and enjoying under floor heating. The plot offers parking to the front, integral garage and a landscaped garden at the rear. An early viewing is highly recommended to avoid disappointment.

Ground Floor

The property is accessed via replaced composite door into the hallway, presented with neutral decor and herringbone style laminate flooring. Featuring a staircase to the first floor and access to a convenient guest WC fitted with a two piece suite. The main living space affords ample space for both formal dining and comfortable sitting, with French doors opening out into the rear garden.

The breakfast kitchen is fitted with an extensive range of wall & base units in a white gloss finish with complementing natural oak wood effect worktops and an appealing breakfast bar style set up, great for busy mornings. Features include a built in 'AEG' double oven, 'AEG' hob with hood above, sink and drainer with mixer tap, integrated fridge and dishwasher. With two rear elevation windows and a useful pantry.

First Floor

Moving upstairs, you will find four well proportioned bedrooms, one of which has been created by an extension to the side and lends itself to the option of adding in an en-suite subject to necessary consent. The fully tiled bathroom fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over, the bathroom also benefits from under floor heating and a heated towel rail. There are two loft spaces, one of which benefits from having

boarding.

Outside

To the front of the property is paved frontage providing comfortable car standing for 3/4 vehicles which in turn leads to the integral garage benefiting from light, power and an electric roller door. Secure gated access to the side leads to the rear of the property where a landscaped garden can be found. Enclosed by brick wall and timber perimeter fencing, with mature shrubbery lending a private feel. Benefiting from patio space to the immediate rear, with remainder laid in a mix of lawn and shingle. A perfect space to take advantage of pleasant weather and for entertaining.

Location

Located in the heart of East Goscombe, Ploughmans Lea is a popular 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 Goscombe 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.

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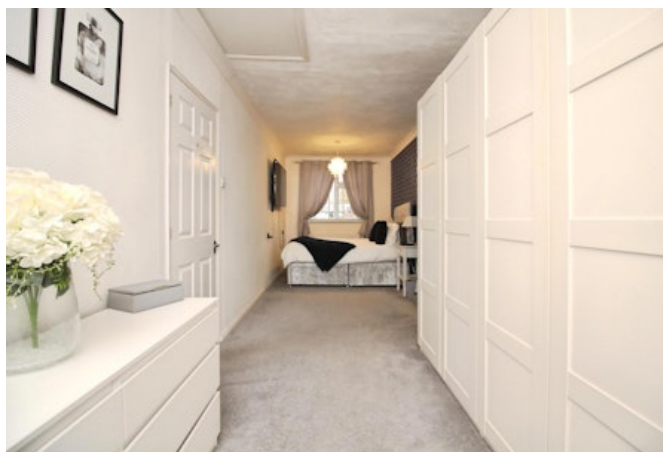


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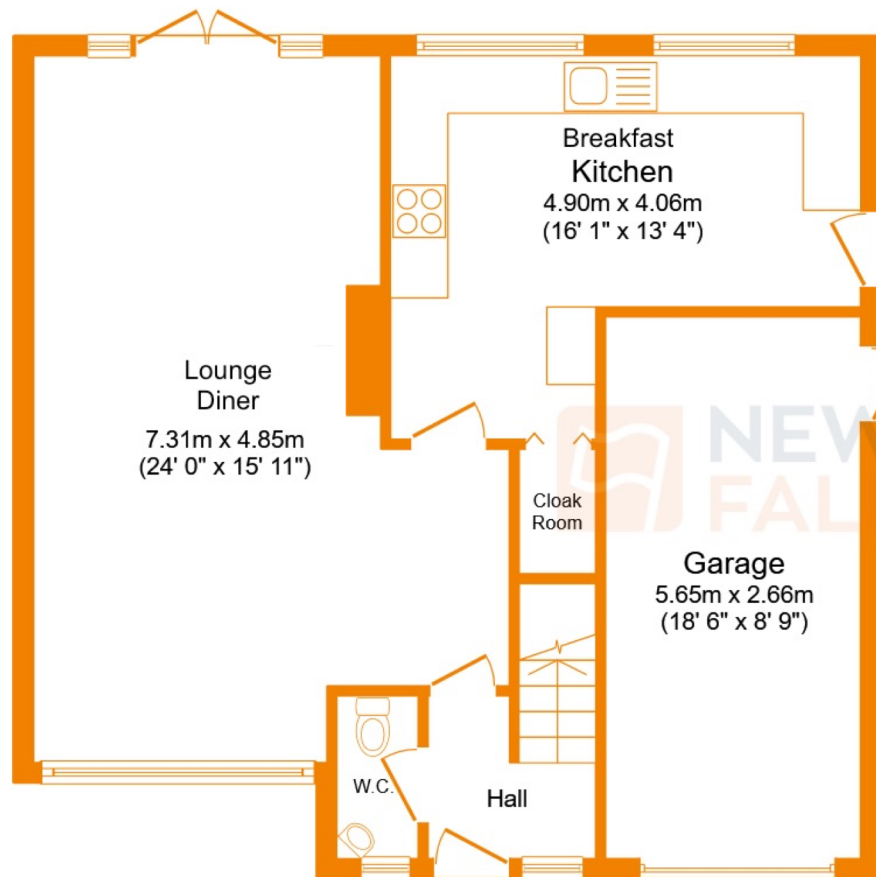
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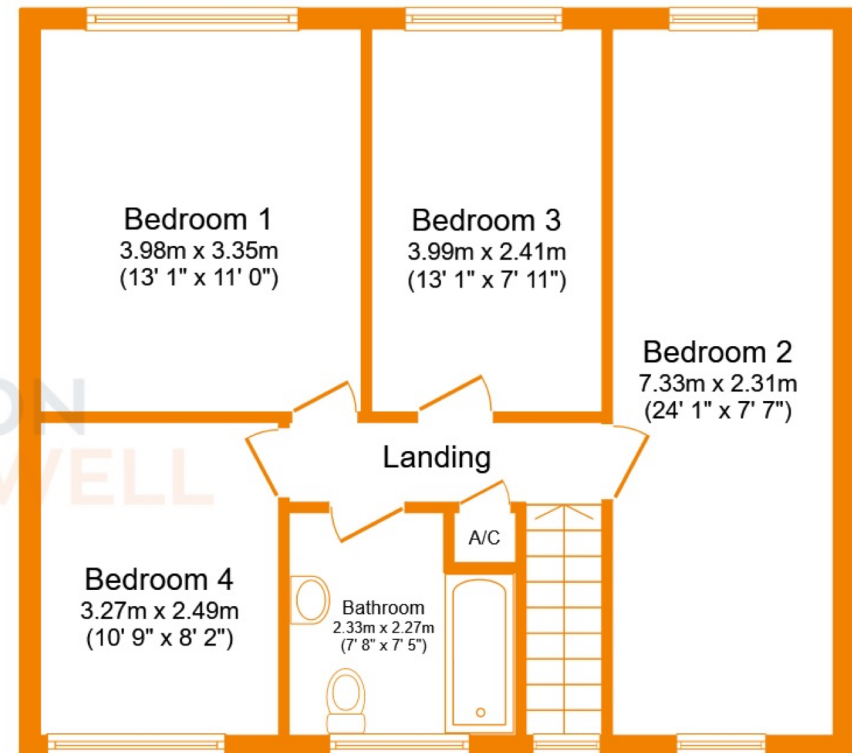
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Ground Floor



First Floor

