



The Meadows, East Goscote, LE7



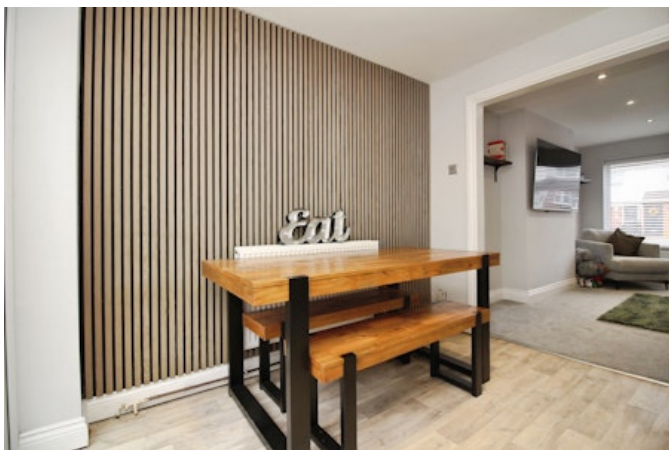
£250,000



Key Features

- Two Bedroom Semi Detached Home
- Lounge & Modern Kitchen Diner
- Gas Central Heating & Double Glazing
- Landscaped Garden & Detached Garage
- Popular Residential Location
- Ideal First Purchase
- EPC rating TBC





An ideal first home, investment or property for someone looking to downsize, this two bedroom semi detached home is located within the popular area of East Goscote and must be viewed in person to be truly appreciated. The gas centrally heated and double glazed layout includes an entrance porch, lounge, modern kitchen diner, with the first floor offering two practical bedrooms and bathroom. Occupying a plot which affords a driveway at the front and a larger than normal landscaped garden at the rear with the benefit of a detached single garage. An early viewing is strongly recommended to avoid disappointment.

Ground Floor

A front entrance door opens into the useful porch providing the perfect place for your coats and shoes. A door leads to the reception room enjoying lots of natural light provided by a window to the front elevation and a window to the side elevation. There is also a staircase rising to the first floor, carpet flooring, spotlighting and open access through to the full width kitchen diner fitted with a contemporary range of wall mounted and base units with complementary work surfaces over and brick effect tiled splashbacks. Features include a built in 'Lamona' oven and grill, 'Lamona' five ring gas hob with extractor hood above, inset sink and drainer, integrated dishwasher and space for appliances. Offering space for a table and chairs, replaced flooring, rear elevation window and doors opening out into the lawned garden.

First Floor

The landing gives access to the bedrooms both of which benefit from having spotlighting and built in wardrobes. The bathroom is fitted with a three piece suite comprising a p-shaped bath tub with shower over and screen, wash hand basin with storage beneath and wc, with complementary part tiled walls, heated towel rail, spotlighting and a window to the rear elevation.

Outside

The plot enjoys off road parking to the front with gated access leading to the larger than normal rear garden which has been landscaped by the current owners, perfect for outdoor sitting & entertaining. There is also access to a detached single garage with light and power.

Location

Situated in the pleasant village of East Goscote, this home on The Meadows offers a quiet residential setting with easy access to local amenities. The village has a strong community feel, with good schools, shops, and nearby green spaces.

Commuters benefit from convenient links to the A46, A607, and the M1/M69 network, with local bus services connecting to Leicester and surrounding towns.

Overall, The Meadows is a calm and accessible location, ideal for families, first-time buyers, or those seeking a village lifestyle with convenient transport connections.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band B. 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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