



Long Furrow, East Goscote, LE7



£335,000



Key Features

- Three Double Bedrooms
- Extended Detached Family Home
- Re-fitted Modern Kitchen Diner With Built in Appliances
- Driveway, Carport & Garage
- Desirable Village Location
- Gas Central Heating & Double Glazing
- EPC rating D
- Freehold





EXTENDED FAMILY HOME! - Located in the popular village of East Goscote with access to local amenities, local schooling, cycle routes and bus stops, fall in love with this much improved and significantly enlarged three double bed roomed detached family home occupying a pleasant position along this popular road, perfect for growing families in search of more space. Benefiting from gas central heating and double glazing, the well proportioned accommodation includes an entrance porch, larger than normal reception room, re-fitted kitchen diner with built in appliances and conservatory. Upstairs you will find three bedrooms and a bathroom. Outside there is parking to the front giving access to the carport, with a particularly private garden and garage at the rear. An early viewing is highly recommended to avoid disappointment.

Ground Floor

Entering through the front door you will be greeted by an entrance porch, with eye-catching tiled flooring and ample space for your coats and shoes. The family reception room is one of the best features of the property, extended to the front, and offering lots of space for growing families to enjoy. With wood effect flooring, spotlighting and staircase rising to the first floor. A door leads through to the modernised kitchen diner re-fitted with a range of wall mounted and base units with complementary work surfaces over, brick effect tiled splashbacks and soft closing drawers. Features include an inset sink and drainer with mixer tap, built in oven, five hob with hood above, integrated fridge freezer, dishwasher and washing machine. Double doors open into the conservatory, a wonderful addition to the accommodation providing extra living space with views over the rear garden and doors opening outside.

First Floor

Moving upstairs you will find three double bedrooms, all with built in storage. A modern family bathroom can

also be found on the first floor fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin and WC, with complementary tiling. There is also a useful storage cupboard off the landing completing the accommodation on offer.

Outside

Situated in the popular village location of East Goscote and within catchment for Broomfield Primary School, the plot firstly offers a paved driveway providing off road parking and giving access to the carport extending the full length of the accommodation, with two access to both the front and rear. Another focal point of the accommodation is the particularly private rear garden not overlooked from beyond and featuring a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining as well as landscaped paved area to the far back offering further outdoor entertaining space. With fencing to boundaries, lawn and access to a detached garage boasting light and power. This space is currently being utilised as a home gym.

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 Benjamin York at Chamelo 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



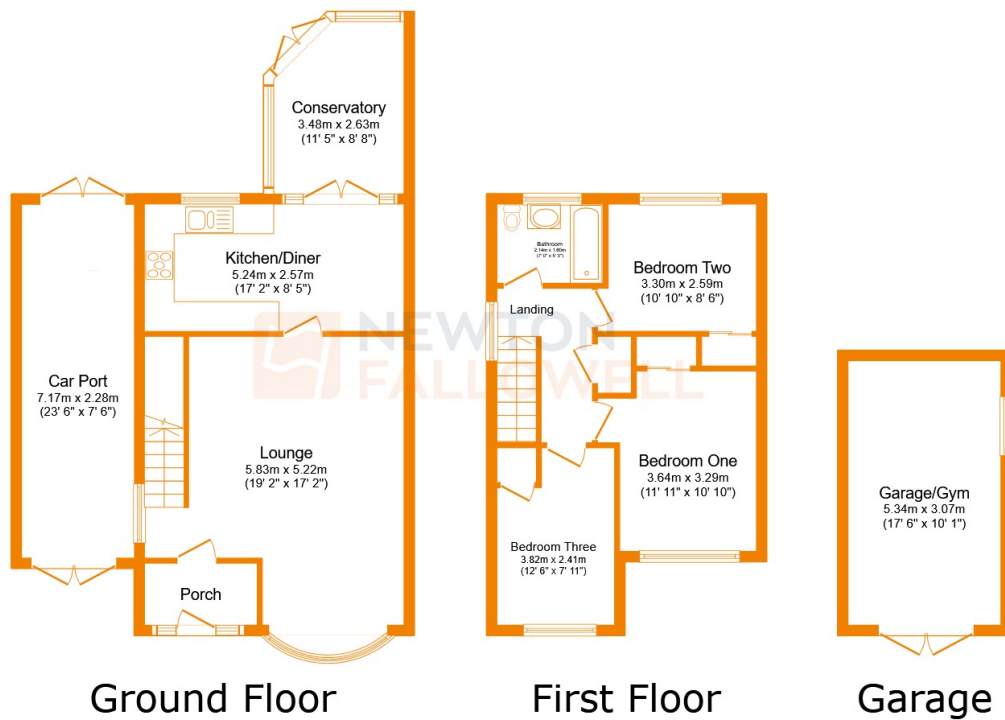
surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

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







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