



# Broome Lane | East Goscote

Uniquely positioned opposite open fields, set on a generous plot with ample off-road parking to the front of the home. An immaculately presented home offering potential for further improvement and extension, subject to planning and consent. Available to the market with NO ONWARD CHAIN.

- Extended Detached family home with three bedrooms overlooking fields to the front
- Potential for further updating and improvement
- Large frontage providing off road parking for several vehicles and established rear garden
- Generous living room, Kitchen and garden room
- Carport and Single Garage
- Available with NO UPWARD CHAIN

## LOCATION

East Goscote is a well-placed village and within catchment for Broomfield Primary School with local amenities, including shops, post office and pubs. The village is particularly well placed for commuting to Leicester, Melton Mowbray and Loughborough, the A46 now affording fast access via the Northwest Leicester bypass to the M1. More extensive local facilities and amenities are available at nearby Syston.







## GROUND FLOOR

The reception rooms are located off a welcoming hallway. The kitchen overlooks the rear garden and benefits from integrated appliances include, Neff electric oven, hob with extractor fan, fridge/freezer and Neff dishwasher. There is also a handy pantry cupboard and door to carport area. The living room is generous in size and overlooks the front of the home. There is an extension offering a further room that could be used for dining or as a snug/playroom.

## FIRST FLOOR

The staircase ascends from the hallway to the first-floor landing. The principal bedroom with a range of built in wardrobes and dressing table overlooks the rear of the home. The second bedroom is located at the front of the home and a further bedroom to the rear. The refitted shower room has a corner shower cubicle with tiling, heated towel rail, wash hand basin and w.c.

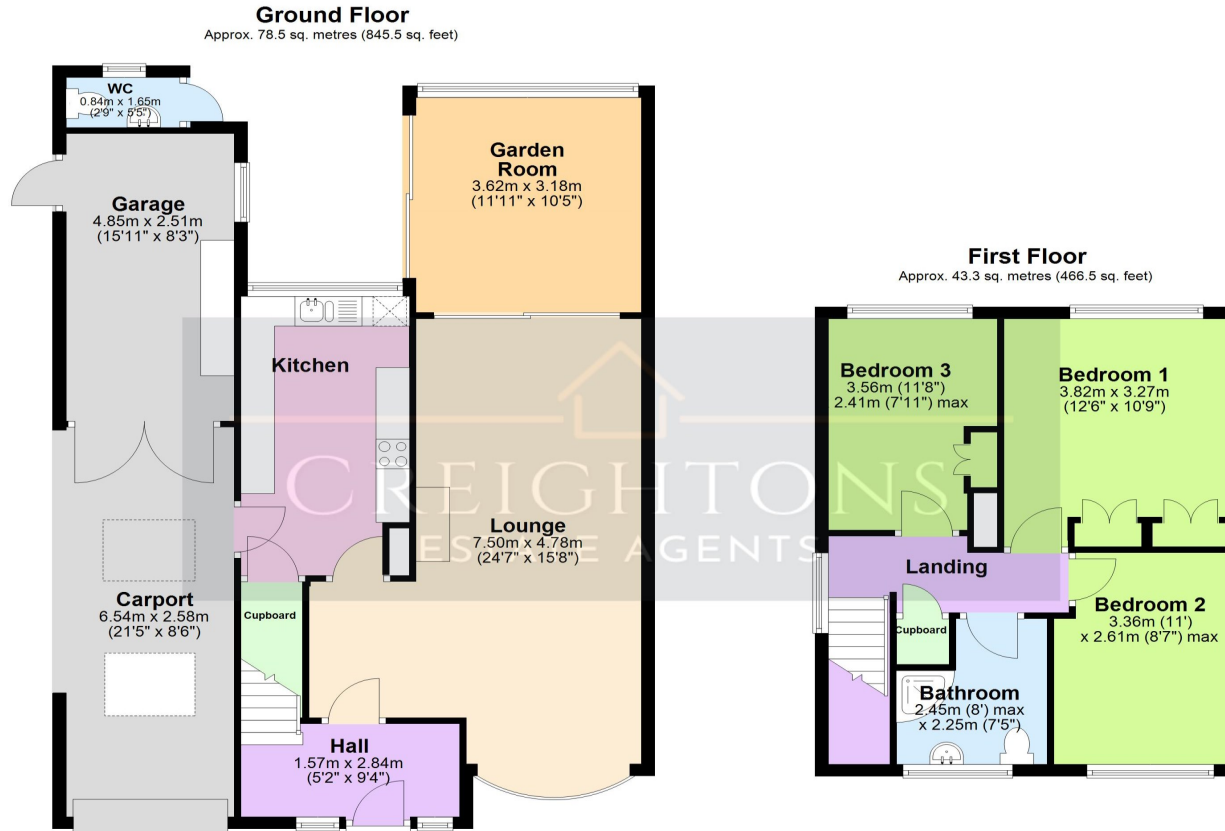


## OUTSIDE

The property is set back from the road and offers off road parking for many vehicles with access to a carport and single garage. There is a side gate within the carport that takes you to beautiful landscaped rear gardens with patio area.



# Broome Lane | East Goscote | Leicestershire



Total area: approx. 121.9 sq. metres (1312.0 sq. feet)

The floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Plan produced using PlanUp.

**184 Broome Lane, East Goscote**

## DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

## SERVICES

All mains services are available and connected.

## COUNCIL

Charnwood Borough Council. Council tax Band D.





