



Broome Avenue, East Gosgote

Creightons Estate Agents in Sileby are pleased to present an exceptional detached family residence located in the highly sought-after village of East Goscote. This meticulously maintained home offers a blend of elegance and functionality, situated on a spacious plot that includes a double garage for ample parking and storage. The interior features an open-plan living and dining area, enhanced by a cosy log burner, creating a warm and inviting atmosphere. The modern breakfast kitchen is equipped with integrated appliances, including a range cooker. The property is presented in immaculate condition throughout and represents a perfect opportunity for families seeking a comfortable and stylish home in a desirable location.

KEY FEATURES

- **Immaculately presented detached family home**
- **Four bedrooms with refitted family shower room**
- **Generous open plan living/ dining room**
- **Double garage with driveway**
- **Generous established rear garden**

LOCATION

East Goscote is a wonderful place to live thanks to its welcoming community, peaceful atmosphere, and excellent balance of countryside charm with easy access to nearby towns and Leicester. Nestled in Leicestershire, East Goscote offers residents a friendly, close-knit environment where neighbours look out for one another. The village is surrounded by picturesque countryside, perfect for walking, cycling, and enjoying nature, while still being conveniently located near Leicester for shopping, work, and entertainment. Families benefit from good local schools, safe streets, and dog-friendly parks, making it an ideal spot to raise children. With a strong sense of community spirit, local amenities, and a calm pace of life, East Goscote blends rural tranquility with modern convenience, making it a truly appealing place to call home.







GROUND FLOOR

The property is entered via a welcoming and spacious porch, ideal for storing coats and shoes, which also provides access to both the integral double garage and the main hallway. The hallway features easy-to-maintain wooden flooring, light, neutral décor, and a staircase rising to the first floor, along with a handy understairs storage cupboard and a convenient downstairs W.C. From here, you can access the full-length lounge/dining room and the generously sized breakfast kitchen. The lounge/dining room spans the entire depth of the property, enjoying abundant natural light from a large front-facing window and patio doors to the rear garden, creating a seamless indoor-outdoor flow. The space is styled in neutral tones, with wooden flooring and a cosy log burner, offering a bright and versatile setting to suit a range of tastes. To the rear, the spacious breakfast kitchen presents a clean and highly functional layout, fitted with a range of classic wooden wall and base units, a striking black countertop, double oven with range hood, and space for appliances. A large rear-facing window floods the room with natural light, while wood-patterned flooring, a built-in storage cupboard, and direct garden access complete this practical and inviting space.

FIRST FLOOR

The first-floor landing provides access to four well-proportioned bedrooms, along with useful storage in the airing cupboard and loft, as well as the family shower room. The primary suite is a generous double bedroom positioned at the front of the property, benefiting from its own shower facilities for added convenience. Bedroom two also offers spacious proportions, overlooking the rear elevation with views across the garden, and includes fitted wardrobes, making it ideal for guests or older children. The remaining two bedrooms are both well-sized and situated at the rear of the home, offering excellent versatility for family use, a home office, or hobbies. The family shower room is finished in a crisp white suite, comprising a wash hand basin set within a vanity unit with storage, a concealed cistern low-level W.C., and a walk-in shower. Contemporary grey tiling, matching flooring, and a heated towel rail complete the space, creating a clean and modern aesthetic.

OUTSIDE

The well-maintained front garden delivers instant kerb appeal, featuring a block-paved driveway, integral double garage, and gated side access to the rear. Thoughtfully planted shrubs and a neatly manicured lawn create an inviting first impression, setting the tone for the rest of the home. To the side, gated access leads into an expansive and private rear garden, a beautifully landscaped haven designed for both relaxation and entertaining. This established outdoor space boasts a charming summer house, a variety of mature plants and shrubs, and multiple paved patio areas, ideal for al fresco dining and social gatherings throughout the seasons.





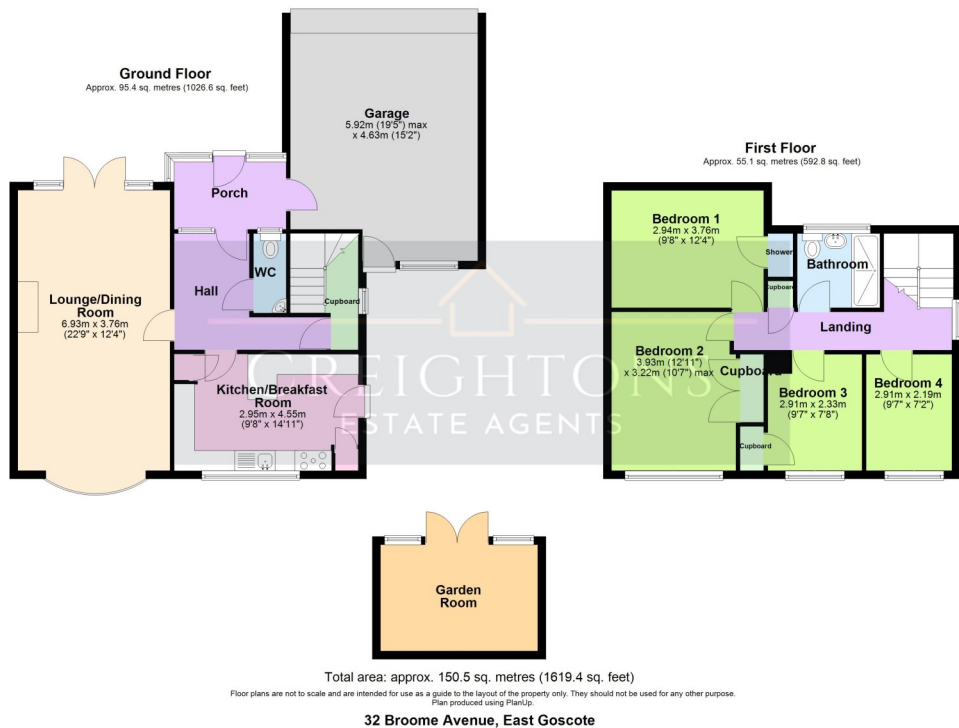
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SERVICES

All mains services are available and connected.

COUNCIL

Charnwood Borough Council. Council tax band D.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

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