



**BROOME AVENUE, EAST GOSCOTE**

**Asking Price Of £575,000**

**Five Bedrooms**

**Freehold**



**DETACHED HOUSE**

**DOWNSTAIRS WC**

**ENSUITE SHOWER ROOM**

**GOOD COMMUTER LINKS**

**DOUBLE GARAGE AND DRIVEWAY**

**WEST FACING GARDEN**

**CLOSE TO LOCAL SCHOOLS**

**WEST OF MELTON MOWBRAY**

**COUNCIL TAX BAND D**

**01664 566258**

**info@middletons.uk.com**









Beautifully presented five bedroom detached house with modern open-plan living situated in the village of East Goscote. East Goscote is conveniently located to the north of Leicester providing good access to the nearby towns of Loughborough and Melton Mowbray and providing easy access for the A46 and M1 motorway.

The accommodation on offer comprises; porch, cloakroom, entrance hall, lounge, open-plan kitchen diner and snug area and utility room to the ground floor. Five bedrooms, ensuite shower room and a family bathroom to the first floor. Outside the property benefits from ample off road parking, double garage, landscaped rear garden and a timber built home office/games room.

**PORCH** Composite door with glazed side panels into the porch having space for storing coats and shoes. Personnel door to the garage and a Velux window. Oak door with glazed side panels into the entrance hall.

**ENTRANCE HALL** Spacious hallway with plenty of natural light, having an oak staircase rising to the first floor, under stair storage cupboard, radiator, engineered Oak flooring and oak doors off to;

**CLOAKROOM** 6' 7" x 2' 7" (2.02m x 0.81m) Comprising of a low flush WC, vanity unit wash hand basin, part tiled walls and engineered Oak flooring.

**LOUNGE** 12' 2" x 23' 4" (3.73m x 7.12m) Having a window to the front aspect and patio doors opening into the snug. Two radiators, TV aerial point and engineered Oak flooring.

**KITCHEN/DINER** 26' 3" x 23' 4" (8.02m x 7.12m) This modern open-plan kitchen diner really has the wow factor with having 6 meters of bi-fold doors that open up the room to the landscaped garden. Two generous skylights and a window fitted with an electric blind allow plenty of natural light to fill the space. The kitchen has a central island breakfast bar with a polished concrete work surface, five ring Bosh hob and an under mount sink with instant boiling water tap and waste disposal. Integrated eye level Bosch double oven, warming drawer, microwave and wine/drink chillers. Housing for an American style fridge freezer, generous range of wall, base and drawer units and wood work surfaces, air-conditioning unit, USB sockets, inset LED lighting, inset ceiling speakers and a porcelain tiled floor with triple zone under floor heating continuing through to the snug area.

**SNUG** 14' 1" x 12' 9" (4.3m x 3.9m) Having two windows to the rear garden, patio doors opening into the lounge, ceiling speaker, LED lighting and air-conditioning unit.

**UTILITY ROOM** 10' 5" x 7' 3" (3.2m x 2.22m) Having a base unit with a stainless steel sink and drainer unit, space and plumbing for a washing machine and tumble dryer. The utility houses the Worcester central heating boiler, water pressure booster tank and monitor for the security cameras.

**LANDING** Taking the stairs to the first floor landing having a window to the front aspect, loft hatch with pull down ladder to the part boarded loft space.

**BEDROOM ONE** 10' 9" x 15' 10" (3.28m x 4.85m) Having french doors to a Juliet balcony, radiator, air-conditioning unit, two fitted wardrobes, carpet flooring and door to the ensuite shower room.

**ENSUITE** 8' 0" x 3' 10" (2.45m x 1.18m) Comprising of a large shower cubicle, close coupled WC, vanity unit wash hand basin and a heated towel rail. Obscure glazed window with fitted roller blind, LED lighting, tiled walls and luxury vinyl tiled flooring.

**BEDROOM TWO** 12' 1" x 10' 1" (3.7m x 3.09m) Having a window to the front aspect with fitted blind, radiator, air-conditioning unit, fitted wardrobes, LED lighting and carpet flooring.

**BEDROOM THREE** 11' 11" x 10' 9" (3.64m x 3.29m) Having a window to the rear aspect with fitted blind, radiator, air-conditioning unit, fitted wardrobes and carpet flooring.

**BEDROOM FOUR** 9' 7" x 7' 11" (2.94m x 2.42m) Having a window to the rear aspect, radiator, air-conditioning unit, fitted wardrobes and carpet flooring.

**BEDROOM FIVE** 7' 1" x 9' 8" (2.18m x 2.95m) Having a window to the rear aspect, radiator and carpet flooring.

**BATHROOM** Comprising of his and hers wash hand basins with vanity units above and below with a mirrored back drop, low flush WC, panel spa bath with shower over and a heated towel rail. Obscure glazed window, extractor fan, LED lighting and vinyl flooring.

**FRONT ASPECT** Having a block paved drive providing ample off road parking and giving access to the garage, security camera, electric socket and gated access to the rear garden.

**DOUBLE GARAGE** 19' 7" x 16' 4" (5.97m x 4.98m) Having an electric roller door, sink with hot and cold water taps, power and lighting, storage in the rafters.

**REAR GARDEN** Generous west facing garden having a generous paved patio adjacent to the house and along one side of the garden to a wooden pergola. Base for a hot tub, electrical sockets, courtesy lighting and security camera. Formal lawn with shrub borders and raised planters, garden shed and timber office/games room.

**OFFICE/GAMES ROOM** 10' 1" x 15' 3" (3.08m x 4.66m) A great versatile space which could be used as a home office or games room and bar. Having bi-fold doors to the garden, air-conditioning unit, TV aerial point and ample electrical sockets.

**SOLAR PANELS** The solar panels on this property are owned. Please ask for further details.

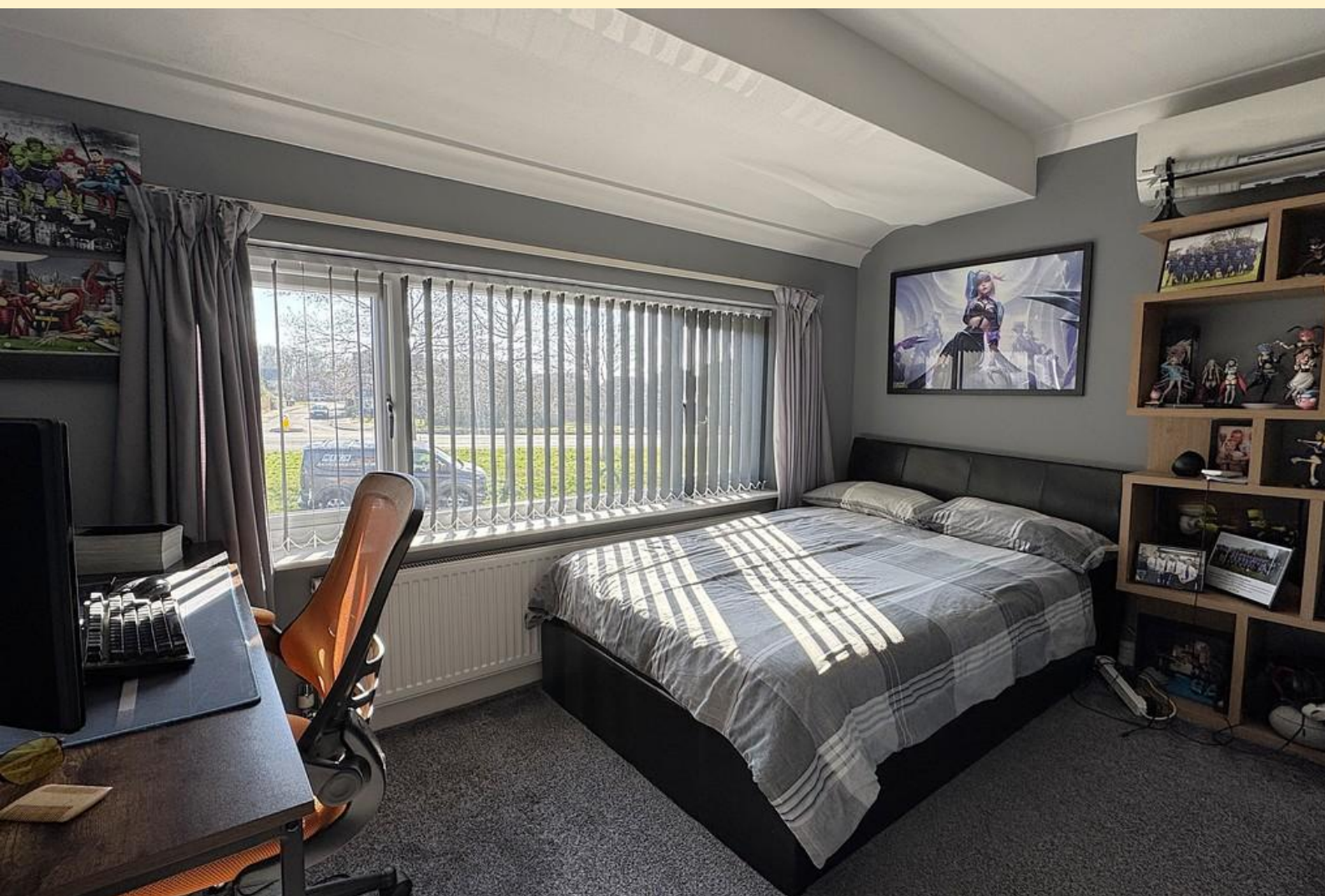
**AGENTS NOTE** Please note that any services, heating, systems or appliances have not been tested by Middletons, and no warranty can be given or implied as to their working order. Fixtures and fittings other than those mentioned to be agreed with the Seller. All measurements are approximate and all floor plans are intended as a guide only.

**WHAT IS YOUR HOME WORTH?** Whether you plan to sell or just want to know what your property is worth please call us on 01664 566258 for a free no obligation valuation.















Ground Floor



First Floor



This floorplan has been produced by Middletons as a guide only. For further information call 01664 566258.  
Plan produced using PlanUp.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	88	88
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

WWW.EPC4U.COM

**01664 566258**

[www.middletons.uk.com](http://www.middletons.uk.com)

[info@middletons.uk.com](mailto:info@middletons.uk.com)

**THE PROPERTY OMBUDSMAN**

Approved Redress Scheme

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.