

Sinclair



184 Broome Lane, East Goscote, Leicestershire, LE7 3WQ

£325,000

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Property at a glance

- Field Views To Front
- Super Rear Gardens
- Carport/ Garage/ Utility & WC
- Council Tax Band*: D
- Extended To Rear
- Garden Room
- Well Maintained Property
- Price: £325,000

Overview

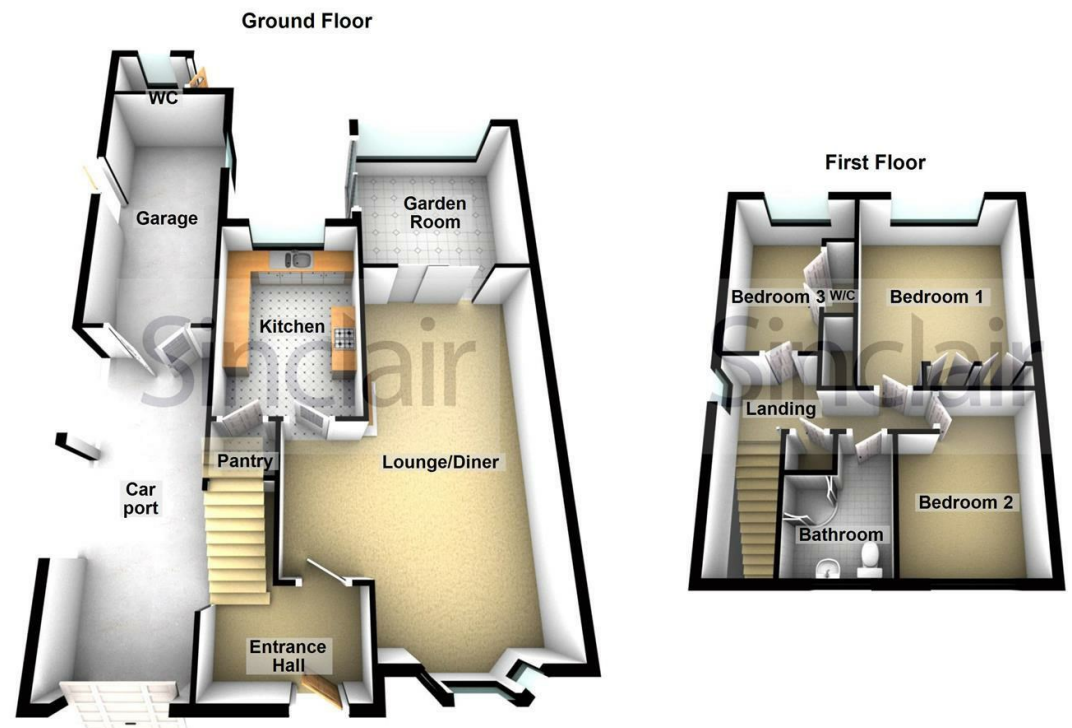
Situated on the edge of this favoured village this extended family home enjoys field views and beautifully maintained accommodation which comprises entrance hall, open plan living space with lounge and dining areas, a brick built garden room and a kitchen with pantry store. On the first floor there are three well proportioned bedrooms and a shower room. Outside there is a super rear garden and drive way for a number of vehicles in addition to a useful covered car port with roof sky lights, a garage/ utility and outside WC.

Location**

East Goscote is a village and civil parish in the Charnwood district of Leicestershire, just north of the nearby town of Syston and was the first new village to be created in Leicestershire since Domesday and is unique in the County. The village is served by Broomfield County Primary School. The village benefits from a petrol station/ garage, local pub and Beadles golf course is nearby which is popular in the area. Nearest Airport: East Midlands (23.5miles) Nearest Train Station: Syston (2.6miles) Nearest Town/City : Syston (2.1miles) Nearest Motorway Access: M1 (J21a)



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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Detailed Accommodation

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uPVC double glazed entrance door with adjacent windows through to the

RECEPTION HALL

With stairs accessing the first floor, and door accessing the open plan

OPEN PLAN LOUNGE/DINER

24' x 10'11 (7.32m x 3.33m)

(measurement not including the lobby area). There is a lobby area accessing the main living space with skirting radiators, uPVC double glazed window to the front elevation overlooking the fields opposite, granite fire place with inset gas fed fire, double glazing sliding doors accessing the garden room.

GARDEN ROOM

11'7 x 10;7 (3.53m x 3.05m;2.13m)

With tiled flooring, uPVC double glazed window to the rear elevation overlooking the gardens, sliding double glazed patio doors accessing the garden.

EXTENDED KITCHEN

15'5 x 7'6 (4.70m x 2.29m)

With single drainer one and a half bowl sink unit with chrome Swan Neck Style mixer tap over and cupboards under. Fitted units to the wall and base, rolled edged work surfaces, tiled surrounds, stainless steel gas hob with oven under and extractor fan over, integrated dish washer, fridge and freezer, uPVC double glazed window to the rear overlooking the garden, door accessing a walk in pantry, and further door accessing the covered carport which in turn access the garage.

FIRST FLOOR

The first floor landing gives way to three double bedrooms and a shower room with cupboard housing the hot water cylinder and uPVC double glazed window to the side elevation.

BEDROOM ONE

10'10 x 10'8 (to back of wardrobe/cupboard (3.30m x 3.25m (to back of wardrobe/cupboard)

uPVC double glazed window to the rear overlooking the garden, radiator. bedroom furniture including wardrobe/cupboards/dressing table and drawers.

BEDROOM TWO

11'1 x 8'6 (3.38m x 2.59m)

With uPVC double glazed window to the front overlooking fields beyond, radiator.

BEDROOM THREE

11'4 x 7'11 including wardrobes/cupboards (3.45m x 2.41m including wardrobes/cupboards)

uPVC double glazed window to the rear overlooking the garden, radiator. Double wardrobe/cupboard.

SHOWER ROOM

With shower cubicle, vanity unit with inset wash hand basin, cupboards under and a low flush w.c. with concealed cistern and push button flush.

OUTSIDE

To the front the property is set back from the road, with a driveway providing ample off road parking, open fields to the front. The driveway access to the up and over door which in turn leads to the carport. Covered carport has electric up and over remotely operated door and offers a useful covered space which in turn leads to the garage.

GARAGE

16'2 x 7'10 (4.93m x 2.39m)

With double doors to the front elevation, with plumbing for washing machine, wall mounted gas boiler and uPVC double glazed window and personal access door to the garden. To the rear of the garage is an outside w.c. with low flush w.c. and wash hand basin.

REAR GARDEN

The rear garden offers a particular feature of sale being generously proportioned and beautifully maintained having decorative patio areas and rockery borders. There is additional planting borders with a variety of plants and shrubs, plumbtree. Timber built shed and greenhouse.

SPECIAL NOTES TO PURCHASERS

The property is currently going through Probate and exchange and completion will not be possible until Probate has been granted.



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Energy Efficiency Rating

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

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are Freehold

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 812777



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