



23 Foxglove Close  
East Goscote, East Goscote, LE7 3QS  
**£264,500**



Aston & Co are delighted to offer to the market this well presented, semi detached home set on a corner plot in the popular village of East Goscote. The accommodation briefly consists of, porch, entrance hall, lounge and a spacious kitchen-diner to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from front and rear gardens, gas central heating, upvc double glazing, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Semi Detached Home
- Spacious Kitchen-Diner
- Three Bedrooms
- Corner Plot With Potential to Extend (stp)
- Front & Rear Gardens
- Garage & Parking
- Viewing Essential
- EPC Rating D, Council Tax B, Freehold



## Location

Situated in the popular village of East Goscote and within catchment for Broomfield Primary School. The village has several amenities including local shops, post office, public house and library. The village also provides easy access to the A46 and M1 motorway network and there is a regular bus services to Leicester City centre and Melton Mowbray.

## Draft Details Awaiting Vendor Approval

## The Property

The property is entered via a double glazed door leading into.

## Porch

With tiled floor, meter cupboard and door leading into.

## Entrance Hall

With stairs to the first floor and provides access to the following.

## Lounge

10'7" x 12'7" (3.25 x 3.86)

With window to the front, laminate wood flooring, gas fire with feature surround and french doors leading into.

## Kitchen-Diner

11'9" x 14'1" (3.59 x 4.31)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen-diner also benefits from a range style cooker with extractor, plumbing for a washing machine and dishwasher, sink and drainer unit, tiled flooring, recessed spotlighting, under stairs storage and french doors leading onto the rear garden.

## The First Floor Landing

With airing cupboard, loft hatch and provides access to the following.

## Bedroom One

8'4" x 14'3" (2.55 x 4.35 )

(maximum measurements) With window to the front.

## Bedroom Two

9'0" x 8'5" (2.76 x 2.58)

With window to the rear.

## Bedroom Three

9'1" x 5'4" (2.78 x 1.64 )

With window to the rear.

## Bathroom

6'9" x 5'7" (2.08 x 1.71)

Fitted with a three piece suite comprising, low level wc, bath with shower over and vanity unit with basin.

## Outside

To the front is a low maintenance paved garden. To the side & rear is a generous garden with patio and lawned areas with fenced boundaries. The property also benefits from a garage in a block and a parking space located to the front of the property.



## Floor Plan



## Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

## Area Map



## Energy Efficiency Graph

