



FOR SALE
Aston & Co
ESTATE & LETTING AGENTS
01162 607788

25 Ploughmans Lea
, East Goscott, LE7 3ZQ
£265,000

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

- Well Presented Semi Detached Home
- Popular Village Location
- Kitchen-Diner & Spacious Lounge
- Three Bedrooms
- Garage & Parking
- Front & Rear Gardens
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band B



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.

The Property

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

Porch

2'2" x 6'6" (0.68 x 1.99)

With glazed door leading into.

Entrance Hall

13'1" x 5'11" (4.01 x 1.81)

With stairs to the first floor, laminate wood flooring, under stairs storage and provides access to the following.

Kitchen-Diner

11'8" x 12'0" (3.56 x 3.66)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a free standing cooker, sink and drainer unit and plumbing for a washing machine.

Lounge

11'5" x 17'11" (3.48 x 5.48)

With laminate wood flooring and upvc double glazed French doors leading onto the rear garden.

The First Floor Landing

With loft hatch and provides access to the following.

Bedroom One

11'9" x 11'8" (3.60 x 3.58)

Bedroom Two

11'9" x 12'11" (3.60 x 3.95)

Bedroom Three

8'4" x 6'11" (2.56 x 2.11)

Bathroom

7'5" x 7'2" (2.28 x 2.20)

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

Outside

To the front of the property is lawned garden and block paved drive way which in turn leads to the property and the garage.

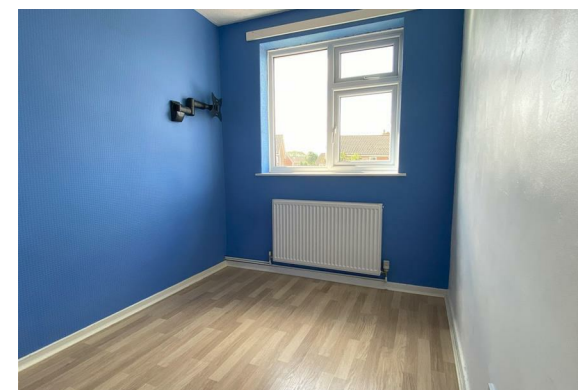
To the rear is good size garden with planted borders, patio, lawn and fenced boundaries.

Garage

With up and door to the front and personal door leading to the rear garden.

Services

The property benefits from mains, gas, water, electric and drainage.



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.

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Area Map



Energy Efficiency Graph

