



219 Long Furrow East Goscote Leicester
, LE7 3ST
£290,000

Set at the head of a quiet cul-de-sac in the ever popular village of East Goscote is this immaculately presented, spacious, three bedroom semi detached house. Conveniently located just a short walk from the village amenities, Broomfield Primary School and playing fields this property makes for an ideal family home. Inside, the property briefly comprises; entrance porch, hall, spacious lounge, conservatory and a modern, full width fitted 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, garage and off road parking, uPVC double glazing and gas central heating.

- Immaculately Presented Semi Detached Home
- Three Bedrooms
- Full Width Modern Fitted Kitchen-Diner
- Front and Rear Gardens
- Off Road Parking
- Garage With Power & Light
- uPVC DG & GCH With Modern Combi Boiler
- EPC Rating TBC / Council Tax Band C / Freehold



The Property

The property is entered via a composite door leading into.

Entrance Porch

5'05 x 4'10 (1.65m x 1.47m)

Providing storage for shoes and coats and leads into.

Hall

With uPVC double glazed window to the side aspect, stairs to the first floor and leads into.

Lounge

13'10 x 13'10 (4.22m x 4.22m)

Spacious lounge with coved ceiling, gas fire and surround, storage under the stairs and leads into.

Kitchen-Diner

17'01 x 8'04 (5.21m x 2.54m)

Fitted with a range of soft closing floor and wall mounted units, worktop and upstand. This modern kitchen also benefits from a gas hob, oven and extractor fan, stainless steel sink and drainer unit, fridge-freezer, washing machine and dishwasher all integrated with a uPVC double glazed window to the rear aspect. The dining area houses the family dining table and leads into the conservatory.

Conservatory

8'07 x 9'08 (2.62m x 2.95m)

With power, light, radiator and uPVC double glazed French doors leading out onto the rear garden.

The First Floor Landing

With storage cupboard, loft access, window to the side aspect and provides access to the following.

Bedroom One

8'10 x 13'11 (2.69m x 4.24m)

(maximum measurements) Double bedroom with uPVC double glazed window to the front aspect.

Bedroom Two

10'10 x 8'06 (3.30m x 2.59m)

(maximum measurements) Another double bedroom with uPVC double glazed window to the rear aspect.

Bedroom Three

7'11 x 7'05 (2.41m x 2.26m)

(maximum measurements) With fitted storage and uPVC double glazed window to the front aspect.

Bathroom

7'01 x 5'09 (2.16m x 1.75m)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The tiled bathroom also benefits from a heated towel rail and an obscure uPVC double glazed window to the rear aspect.

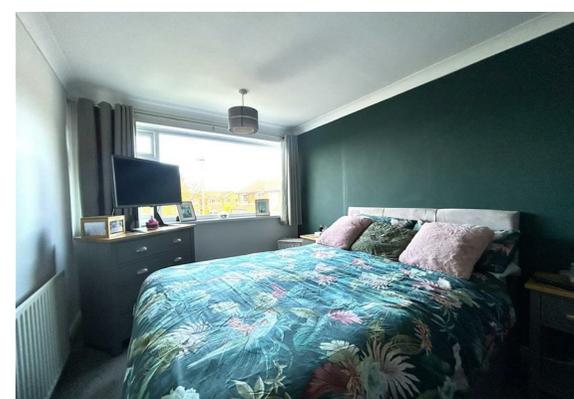
Outside

To the front is a lawned garden with driveway which in turn leads to the garage and side gate.

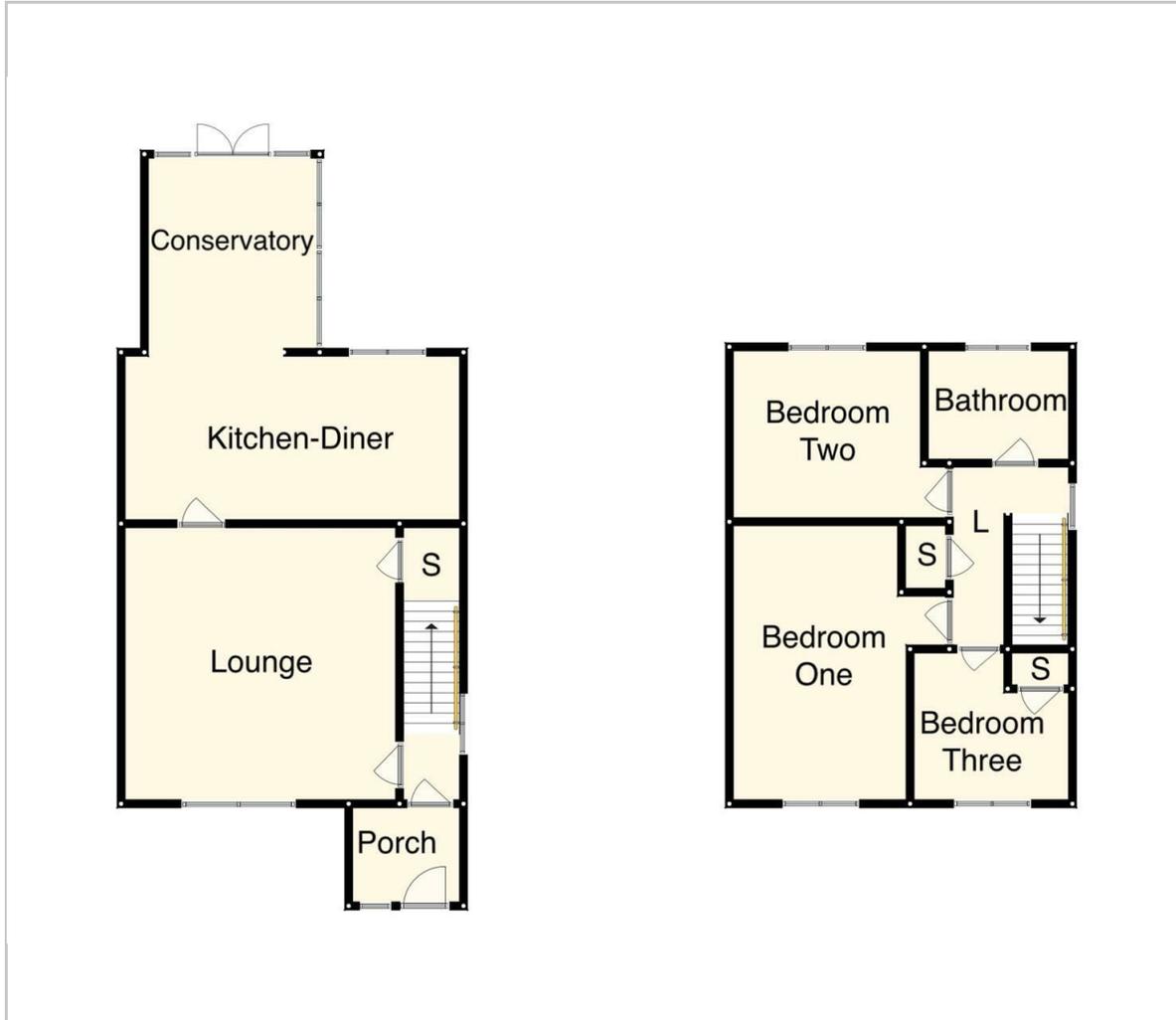
To the rear is a private, low maintenance stoned garden with paved path to the garage.

Garage

With up and over door, power, light and personnel door to the rear garden.



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.

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4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

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