



Huntsmans Dale, East Goscote, LE7



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£249,950



Key Features

- Available with no upward chain
- Three well proportioned bedrooms
- Semi detached home, perfect for families
- Boasting amazing potential for renovation & extension (STP)
- Conservatory to the rear
- Sought after location, within walking distance to local playing fields
- EPC rating TBC
- Freehold





Offered to the open market for the first time since its construction in the 1960s, this three-bedroom semi-detached home is sure to appeal to growing families, ideally positioned within walking distance of local playing fields. Situated on the outskirts of East Goscote and just moments from open countryside, the property occupies a pleasant plot featuring a driveway providing off-road parking for two vehicles, along with an established rear garden that enjoys a high degree of privacy. Internally, the accommodation comprises an entrance porch, welcoming hallway, lounge diner, conservatory, and a kitchen. To the first floor are three well-proportioned bedrooms and a family bathroom. Further benefits include gas central heating (with a boiler installed in 2021), double glazing throughout, and no upward chain. Early viewing is highly recommended to fully appreciate the potential on offer.

Welcome to your new home

Upon entering the property, you are welcomed into a porch with tiled flooring. A door leads into a welcoming hallway, featuring a staircase rising to the first floor and a useful under-stairs storage cupboard complete with shelving and lighting.

The living room is centred around a fireplace and is filled with natural light, thanks to a charming bay window to the front elevation. Open access flows seamlessly into the dining area, which benefits from a convenient serving hatch to the kitchen.

A standout feature of the home is the conservatory extension, an excellent addition that provides versatile extra living space. With dual-aspect glazing and doors opening onto the rear garden, it offers a light-filled and relaxing environment.

The kitchen is fitted with a range of units, complemented by roll-edge work surfaces and tiled splashbacks. It includes a built-in oven, four-ring hob with extractor hood, a 1.5 sink

with drainer, and space for appliances. There is also a useful pantry.

Moving upstairs

Stairs rise to the first floor, where a carpeted landing provides access to three well-proportioned bedrooms. Two are well proportioned doubles, both benefiting from built-in wardrobes, while the third is a practical single room with ample space for a single bed and additional storage.

The accommodation is completed by a family bathroom, fitted with a three-piece suite comprising a bath with shower attachment, wash basin, and WC, complemented by tiled surrounds.

Access to the loft is available from the landing via a drop-down ladder. The loft houses the central heating boiler, which was installed in 2021.

Outside

Another standout feature of the home is its generous plot. To the front, there is a well-maintained lawned garden, enhanced by a variety of shrubs and plants, alongside a driveway providing off-road parking for two vehicles.

The established rear garden offers a high degree of privacy, as it is not overlooked from beyond. It features a patio area adjoining the property, ideal for outdoor seating and entertaining along with a lawn, an outside tap, and a selection of mature shrubs, trees, and planting. The garden also benefits from a greenhouse and a shed, providing additional storage and practicality.

Location

This well-connected village offers a blend of rural charm and modern convenience, with local amenities including shops, parks, and schools just a short walk away. The area is served by excellent transport links, with nearby bus routes and Syston train station providing easy access to Leicester and beyond. Families benefit from nearby primary and secondary schools, while high-speed broadband makes it perfect for remote working. East Goscote has a strong community feel, surrounded by open countryside yet within easy reach of larger towns and city amenities.





Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Agents Note

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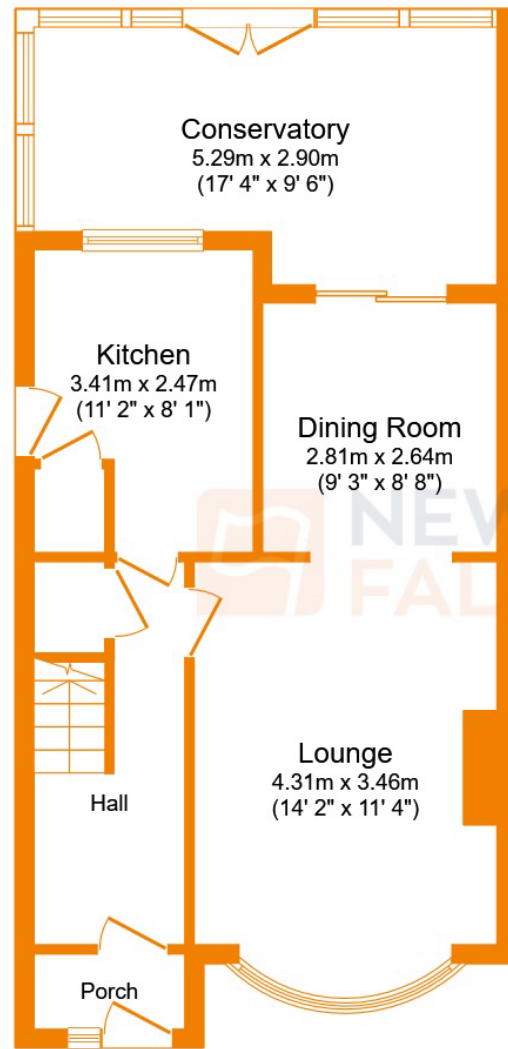
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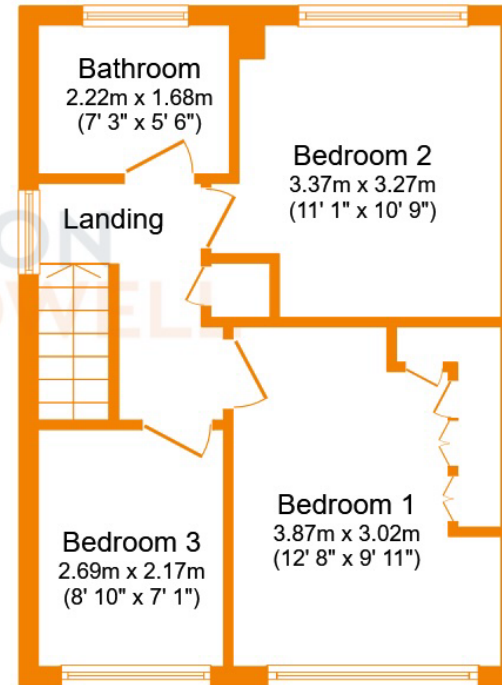
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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