



**18 Broomfield**

East Goscote, Leicester, LE7 3XY

**£210,000**



Ideal First Time Buy / Investment! This immaculately presented, two bedroom town house located within close proximity to Broomfield Primary School and the village amenities offers a turn key move for potential buyers. Inside, the property briefly comprises; entrance porch, lounge, full width modern kitchen-diner, two spacious bedrooms and family bathroom. The property also benefits from a garage in a block, front and rear gardens, uPVC double glazing and gas central heating.

- Immaculately Presented
- Two Bedroom Mid Town House
- Ideal FTB / BTL
- Garage In A Block
- Front & Rear Gardens
- Walking Distance To The Village Amenities
- uPVC DG & GCH
- EPC Rating D / Council Tax Band B / Freehold



**The Property**

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

**Entrance Porch**

4'10 x 3'01 (1.47m x 0.94m)

Leading into.

**Lounge**

13'11 x 13'11 (4.24m x 4.24m)

Spacious family living space with electric fire, French doors leading into the kitchen-diner and uPVC double glazed window to the front aspect.

**Kitchen-Diner**

13'11 x 8'06 (4.24m x 2.59m)

Fitted with a range of modern floor and wall mounted units with rolltop work surface and tiled splashbacks. The full width kitchen also benefits from plumbing for a washing machine, stainless steel sink and drainer unit, uPVC double glazed door and windows to the rear aspect and houses the family dining table.

**The First Floor Landing**

With loft access, airing cupboard housing the combi boiler and provides access to the following.

**Bedroom One**

13'11 x 10'09 (4.24m x 3.28m)

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

**Bedroom Two**

7'10 x 11'08 (2.39m x 3.56m)

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

**Bathroom**

5'09 x 6'06 (1.75m x 1.98m)

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

**Outside**

To the front of the property is a lawned garden with paved path leading to the front door.

To the rear is a lawned garden with paved patio, planted borders, fenced boundaries and paved path leading to the rear gate which in turn leads to the garage.

**Garage**

With up and over door.



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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Area Map



Energy Efficiency Graph

