



Connells

Chestnut Way
East Goscote Leicester

Chestnut Way East Goscote Leicester LE7 3QQ

for sale
£400,000



Property Description

Welcome to this impressive three-bedroom detached property situated in the sought-after village of East Goscote. Meticulously improved and extended, the home offers a superb blend of contemporary design and practical family living.

The ground floor features a spacious entrance hallway flowing into the standout feature of the home—an expansive open-plan kitchen, dining and living area. Finished to a high specification, the kitchen includes sleek dark cabinetry, quartz-style worktops, integrated appliances, a breakfast bar, and bi-fold doors that seamlessly connect the indoors with the generous rear garden. This space is perfect for entertaining, family meals, or simply enjoying views of the garden. Additional downstairs conveniences include a large lounge, a stylish utility/WC room, and a welcoming porch.

Upstairs offers three well-proportioned bedrooms, all with large windows allowing an abundance of natural light. The modern family bathroom is fitted with a contemporary suite, including a shower-over-bath and built-in cabinetry.

Outside, the rear garden is a private haven for families, mainly laid to lawn with a large patio area ideal for outdoor dining and relaxation. To the front of the property, a spacious driveway provides ample parking for multiple vehicles, complemented by a single garage offering additional storage or parking options.

Entrance Porch & Hallway

A bright and welcoming entrance porch providing a practical transition into the home. Finished with tiled flooring and ample space for coats and footwear. A spacious hallway offering access to the main living areas. Neutrally decorated with modern flooring and staircase leading to the first floor. A light-filled and inviting introduction to the property.

Lounge

A generous and beautifully presented lounge located at the front of the property. The room features a large picture window allowing natural light to fill the space, complemented by modern décor and a feature media wall with inset lighting and built-in shelving. A comfortable space ideal for relaxation and family time.

Open-Plan Kitchen/Dining/Snug

the standout heart of this home — a stunning open-plan space finished to a high specification.

The kitchen area features sleek dark cabinetry, integrated appliances, contemporary tiling, quartz-style worktops and a central island with breakfast bar seating. The dining and family areas provide excellent space for entertaining, with stylish lighting and a seamless flow to the garden.

Bi-fold doors open fully to the rear patio, creating a perfect indoor-outdoor living experience.

Utility Room/WC

A stylish and practical utility/cloakroom fitted with built-in storage units and space for appliances. The room also benefits from a modern low-level WC and hand basin, creating a convenient ground-floor facility.

First Floor Landing:

A spacious and well-arranged landing providing access to all three bedrooms and the family bathroom. The landing benefits from a built-in storage cupboard, ideal for linen and household items, and features a side-facing window that enhances natural light throughout the upper level. A loft hatch offers additional storage potential above.

Bedroom One

A spacious double bedroom positioned at the front of the home. Tastefully decorated with ample floor space for wardrobes and furniture, and filled with natural light from the wide window.

Bedroom Two

A further well-sized double bedroom overlooking the rear garden. Neutrally presented with plenty of space for furnishings, making it ideal as a guest room or secondary bedroom.

Bedroom Three

A versatile third bedroom suitable as a single bedroom, nursery, dressing room or home office. Bright and neutrally decorated with a built-in storage cupboard.

Family Bathroom

A contemporary family bathroom fitted with a modern white suite comprising a panelled bath with overhead rainfall shower and glass screen, vanity wash basin, and WC. Stylish tiling and chrome fittings complete the modern look.

Rear Garden

A beautifully presented and private rear garden featuring a large paved patio ideal for outdoor dining and relaxing, with steps leading to a generous lawned area. Well-maintained and perfect for families or entertaining.

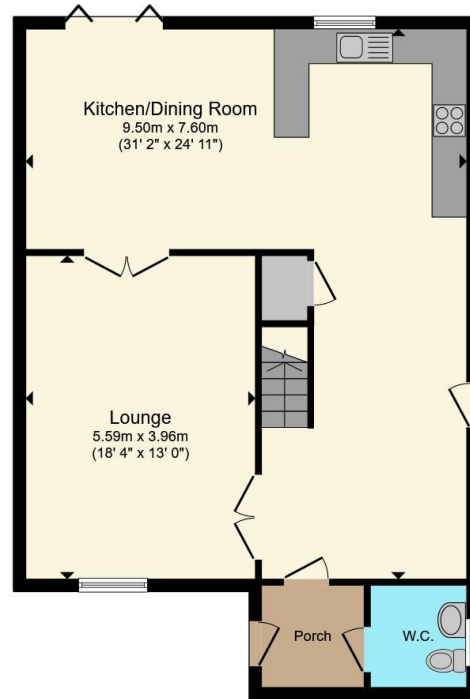
Driveway & Garage

The property benefits from a spacious frontage offering a driveway for multiple vehicles, leading to a single detached garage. The front elevation is attractively maintained, enhancing the property's kerb appeal.

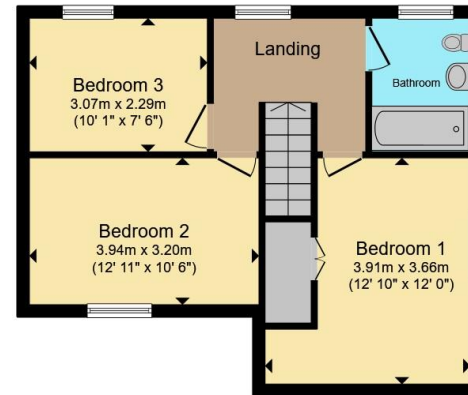








Ground Floor



First Floor

Total floor area 121.3 m² (1,306 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

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Band: D

Tenure: Freehold

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