



Keepers Croft, East Goscote, LE7



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£280,000



Key Features

- Three bedroom semi detached home
- Corner position with potential for extension subject to necessary consent
- Modern fitted open plan kitchen diner
- Driveway & single garage
- Popular residential location
- Perfect for growing families
- EPC rating TBC
- Freehold





Situated in a popular residential location, this three bedroom semi-detached property occupies a larger than average corner plot and offers potential to extend, subject to the necessary consents. The accommodation briefly comprises porch, entrance hall, lounge and a modernised kitchen diner. To the first floor are three bedrooms and a family bathroom. Externally, the property benefits from lawned gardens, off-road parking to the front and rear, and a single garage. Well placed for local amenities, schools and transport links, the property would make an ideal purchase for families. Early viewing recommended.

Welcome to your new home

Upon entry to the home, you step into the useful entrance porch offering the perfect space for your coats and shoes, with a further door leading through to the welcoming hallway featuring a staircase rising to the first floor and a useful storage cupboard. The reception room is positioned around a feature electric fireplace, with carpet flooring and a window overlooking the front aspect. A particular highlight of the home is the open plan modern kitchen diner flooded with an abundance of natural light provided by two rear elevation windows. Fitted with a range of wall and base units with complementary surfaces, brick effect tiling, 'Hotpoint' hob with hood, 'Bosch' oven, sink and drainer with mixer tap, column radiator, built in dishwasher and space for two appliances. A door to the side leads outside.

Moving upstairs

Ascend to the first floor, a landing gives access to three bedrooms, two of which are comfortable doubles and benefit from having built in wardrobes. Completing the upstairs is a modern family bathroom comprising a bath with shower over, wash hand basin and WC, with complementary tiled surrounds and a heated towel rail.

Outside

The property is situated on a larger than normal corner plot and has a lawned garden to the front as well as a gravelled driveway providing off road parking. A pathway leads to the

front door. There is also an enclosed rear garden, being mainly laid to lawn and having mature shrubbed borders, inset flower beds, patio area, personnel door giving access to the detached garage and being fenced and walled to boundaries. There is also a further parking space to the rear.

Location

Located in the heart of East Goscote, Keepers Croft is a quiet residential street ideal for families and professionals alike. 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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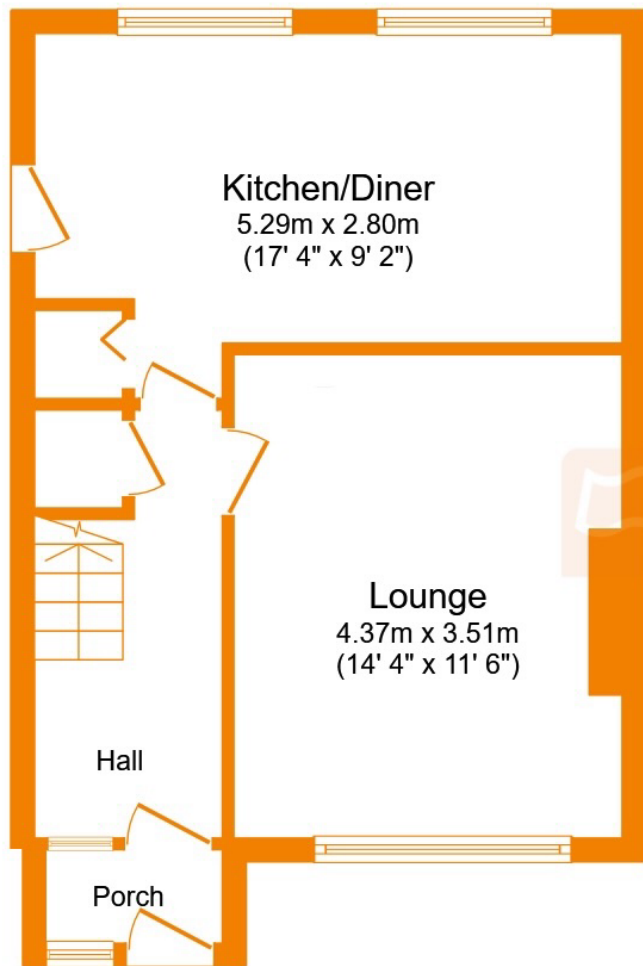
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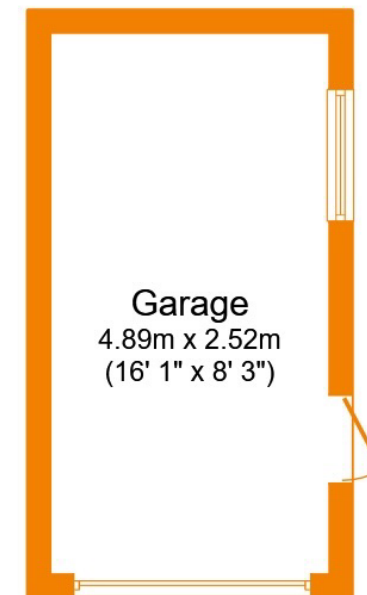




Ground Floor



First Floor



Garage

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