



**Farriers Way, East Goscote Leicester LE7 3ZE**

**welcome to**

**Farriers Way, East Goscote Leicester**

Tucked away at the end of a quiet cul de sac in the village of East Goscote, this extended semi detached home offers flexible accommodation ideally suited to modern family life. With five bedrooms, generous living space, and a rear garden, the property combines practicality with comfort.



**Entrance Porch**

Door to the front.

**Entrance Hall**

Door to the front, wooden flooring and radiator.

**Lounge/Diner**

Window to the front and radiator.

**Dining Room**

Patio door leading to the conservatory and radiator.

**Conservatory**

With access to the rear garden.

**Breakfast Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, radiator, integrated double oven, hob and extractor fan and space for further appliances. Window and door to the rear.

**Utility Room**

Window to the front, sink drainer unit and radiator.

**W C**

Window to the rear, WC, hand wash basin and radiator.

**First Floor Landing**

Loft access.

**Bedroom One**

Window to the front, fitted wardrobes and radiator.

**Bedroom Two**

Window to the rear and radiator.

**Bedroom Three**

Window to the front and radiator.

**Bedroom Four**

Window to the rear and radiator.

**Bedroom Five**

Window to the front and radiator.

**Bathroom**

Window to the rear, bath with shower over, WC, vanity hand wash basin and towel radiator.

**Front & Rear Of Property**

To the front of the property is a block paved driveway providing off road parking. To the rear of the property is a landscaped garden with a paved seating area, lawn, established planting, and a timber shed.



**view this property online** [williamhbrown.co.uk/Property/LHS120857](http://williamhbrown.co.uk/Property/LHS120857)



**welcome to**

## **Farriers Way, East Goscote Leicester**

- Five bedroom semi detached home
- Quiet cul de sac location
- Spacious living with conservatory
- Modern kitchen with utility & WC
- Parking & landscaped rear garden

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £350,000

**view this property online** [williamhbrown.co.uk/Property/LHS120857](http://williamhbrown.co.uk/Property/LHS120857)



Property Ref:  
LHS120857 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the  
postcode not the actual property



**william h brown**



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**