



Lilac Way, East Goscote, LE7

 4  3  3

£525,000



Key Features

- Four double bedrooms & en-suite shower rooms
- Executive detached family home
- Tucked away cul de sac position
- Double driveway & double garage
- Timber outbuilding, ideal for those who work from home
- Upgraded double glazed windows throughout
- EPC rating TBC
- Freehold





DREAM FAMILY HOME! - Occupying a tucked away position on this ever popular development on the outskirts of East Goscote, fall in love with this executive four double bedroom detached home, perfect for growing families in search of more space. Benefiting from gas central heating and upgraded double glazed windows, patio doors and back door (2025), the well proportioned layout includes an entrance hallway, ground floor wc, two reception rooms, study, modern fitted breakfast kitchen (Feb 2024) and utility. Upstairs you will find four well proportioned bedrooms, two of which benefit from having en-suite shower rooms and a separate family bathroom. The plot enjoys a driveway providing parking leading to a double garage with a garden at the rear featuring an outbuilding. An early viewing is highly recommended to avoid disappointment.

Welcome to your new home

Upon entering the home, you are welcomed by a hallway featuring a staircase rising to the first floor, a useful cupboard, and access to a guest WC.

The main living room is centred around a feature fireplace and benefits from a characterful walk-in bay window to the front aspect, allowing plenty of natural light. Double doors lead through to the formal dining room, where French doors open out onto the rear garden, creating an ideal space for entertaining.

A particular highlight of the home is the upgraded kitchen, fitted with a modern range of units complemented by roll-edge work surfaces and brick-effect tiling. Integrated appliances include a Hotpoint double oven, a Hotpoint hob with extractor hood, sink and drainer, as well as a built-in dishwasher and fridge freezer. The kitchen also features a breakfast bar and recessed spot lighting.

A utility room provides additional storage and space for appliances. Completing the ground floor is a versatile home office.

Ascend to the first floor

Moving upstairs, a carpeted landing provides access to four well-proportioned double bedrooms. Two of the bedrooms benefit from built-in wardrobes as well as access to their own contemporary en-suite shower rooms, offering both comfort and convenience.

The family bathroom is fitted with a modern three-piece suite comprising a bath, wash basin, and WC, complemented by stylish tiled surrounds.

Outside

Occupying a family-friendly cul-de-sac position in East Goscote, the property enjoys a tucked-away plot set along a private driveway shared with just two other homes. To the front, a driveway provides off-road parking and gives access to the double garage measuring 5.02m x 5.17m, complete with light, power, and two upgraded electric doors.

Gated side access leads to the rear garden, which features a patio area directly adjoining the house, ideal for outdoor entertaining. The garden is bordered by fencing and a variety of established shrubs, and also benefits from a useful outbuilding measuring 7.03m x 3.02m. With both light and power connected, this space is perfectly suited for those looking to work from home or create a workshop or studio.

Location

East Goscote is a well-served village offering a range of local amenities, including a primary school, shops, and a public house. The village is ideally located for commuters, providing convenient access to the nearby centres of Leicester, Melton Mowbray, and Loughborough. The A46 road also provides fast connections via the North West Leicester bypass to the M1 motorway.

A wider range of shopping, services, and amenities can be found in the nearby town of Syston.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion.
Charnwood - Tax Band F. 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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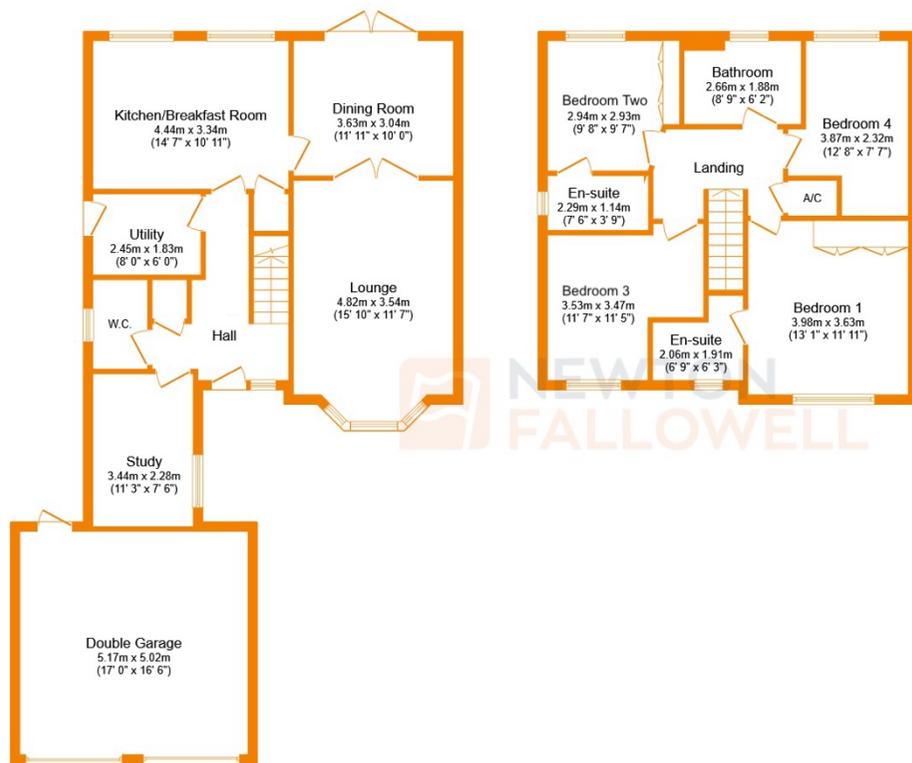
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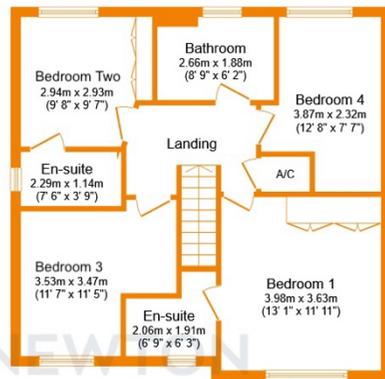
If you have a house to sell then we would love to provide you with a free no obligation valuation.



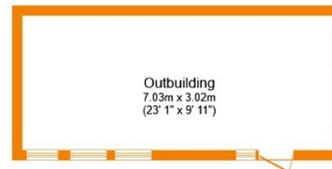




Ground Floor



First Floor



Outbuilding



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