



9 Broome Avenue, East Goscote - LE7 3SA

Guide Price £350,000

 **NEWTON FALLOWELL**

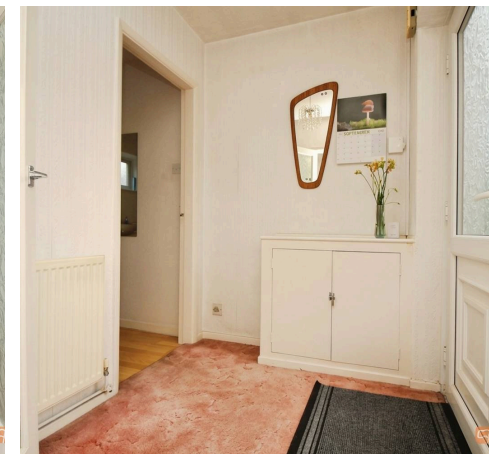


9 Broome Avenue

East Goscote, Leicester

Having been lovingly occupied by the same family since the 1990s, Newton Fallowell are delighted to welcome to the market this three double bedroom detached home. Offering excellent potential for families looking for a property they can personalise and make their own, the accommodation benefits from gas central heating and double glazing throughout. The well-proportioned layout comprises an entrance lobby, downstairs WC, kitchen/diner and reception room, with the first floor providing three generous double bedrooms and a family bathroom. Externally, the property occupies a pleasant plot with front and rear gardens, alongside a driveway providing off-road parking and access to a single garage. Offered to the market with no upward chain and situated within the popular village of East Goscote, this property presents an exciting opportunity for those seeking a family home with scope to add their own style. An immediate internal viewing is highly recommended to fully appreciate the accommodation and potential on offer.

- Three double bedrooms
- Detached family home
- Available with no upward chain
- Popular residential location
- Downstairs WC
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band D
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

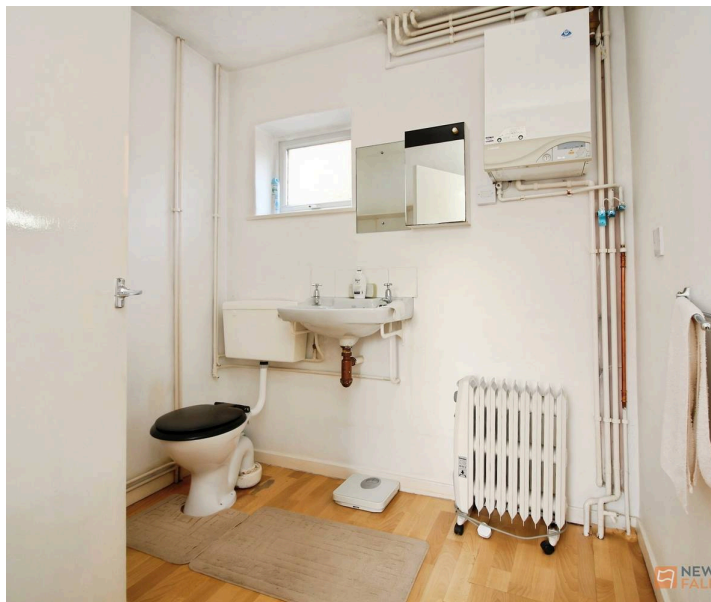
Upon entering the home, you are welcomed into an entrance lobby, featuring carpet flooring and access to a convenient WC/cloakroom. A door leads through to the open-plan kitchen/diner, which is fitted with a range of wall and base units complemented by roll-edge work surfaces and tiled splashbacks. The kitchen further benefits from a sink and drainer, built-in double oven, electric hob with extractor hood, and space for additional appliances. The dining area provides ample space for a table and chairs and enjoys dual-aspect glazing, creating a bright and inviting space. A side access door leads directly to the driveway, while a staircase rises to the first floor. From the kitchen/diner, a further door leads into the reception room, which features carpet flooring, a window overlooking the front elevation, and sliding doors providing access to the rear garden.

Moving upstairs

Ascending to the first floor, a carpeted landing provides access to three well-proportioned double bedrooms, two of which benefit from fitted wardrobes. The principal bedroom further benefits from additional built-in storage. Completing the first floor is the family bathroom, comprising a panelled bath, wash basin and WC.

Outside

Occupying a set-back plot, the property benefits from a lawned front garden with a pathway leading to the front door. To the side, a driveway provides off-road parking and access to the single garage, measuring 4.98m x 2.52m and benefiting from lighting. The rear garden is predominantly laid to lawn, with a paved patio area immediately adjoining the property, providing an ideal space for outdoor seating and entertaining. The garden is enclosed by fencing to the boundaries and features a variety of established trees, adding to the overall sense of privacy.



Location

Located in the heart of East Goscote, Broome Avenue is a popular 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 Council - Tax Band D. 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.

Need Independent Mortgage Advice?

We are pleased to introduce EVERYONE MORTGAGES, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.





Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.



Referrals

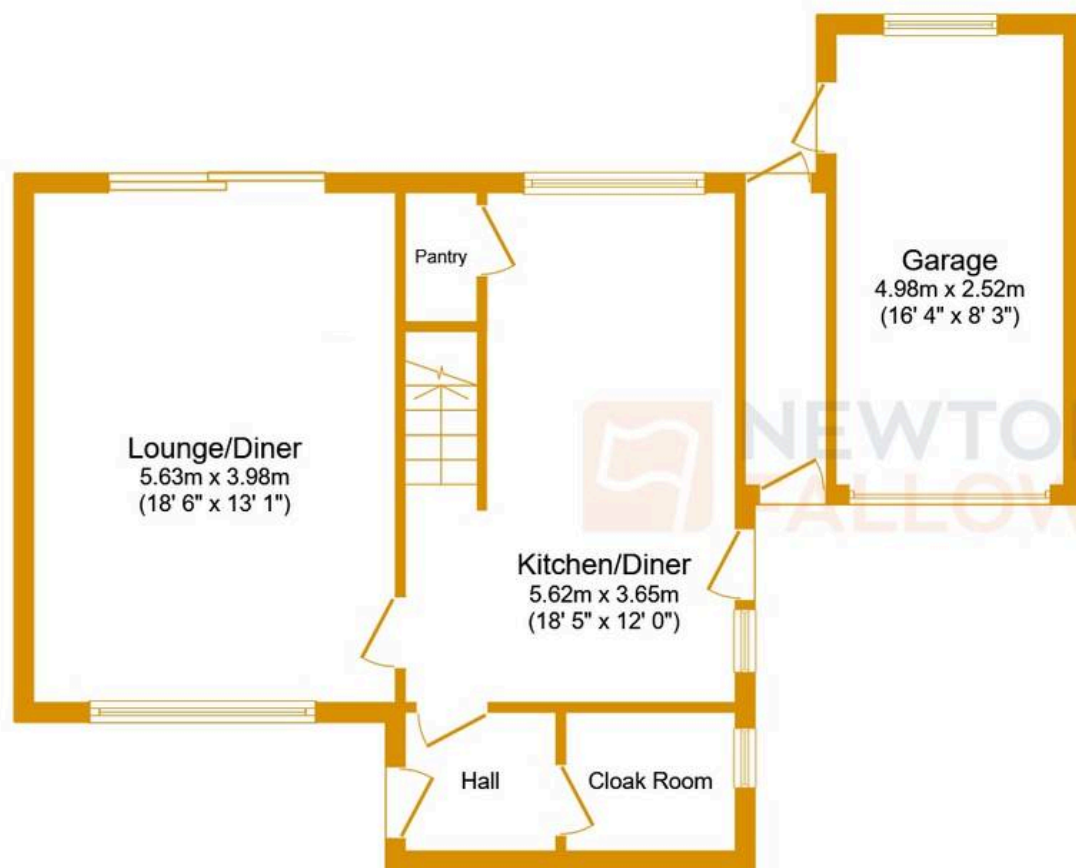
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.







Ground Floor



First Floor

Total floor area: 113.9 sq.m. (1,226 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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



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