



29 Weavers Wynd, East Goscote - LE7 3ZY

Offers Over £260,000

 **NEWTON FALLOWELL**

29 Weavers Wynd

East Goscote, Leicester

TURN KEY BUNGALOW! - Totally transformed and completely renovated, from a dated bungalow to a fabulous contemporary abode, this refurbished detached bungalow is located in the heart of East Goscote, within walking distance to an array of local amenities and bus stops. Benefiting from gas central heating and double glazing throughout, the neutrally decorated layout includes an entrance porch, lounge, inner hallway, modernised kitchen, two bedrooms both with storage and a contemporary fitted shower room. Outside there are front and rear gardens, as well as a single garage located in an adjacent block. Available with no upward chain, an immediate viewing comes highly recommended!

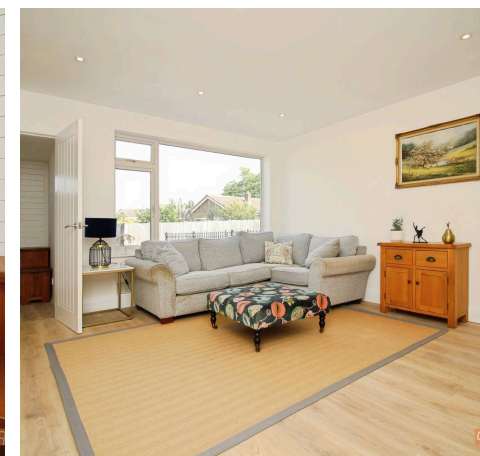
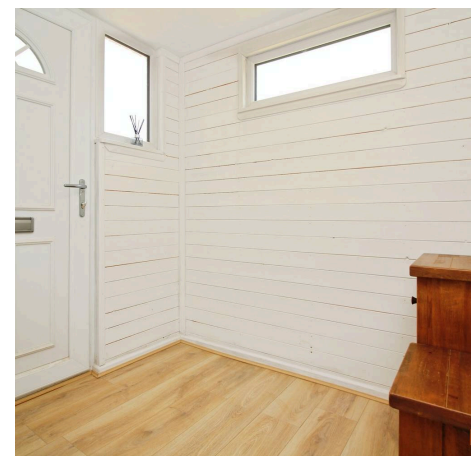
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Two bedroom detached bungalow
- Refurbished interior
- Located within the heart of East Goscote, within walking distance to shops
- Available with no upward chain
- Upgraded kitchen and shower room
- Front and rear gardens as well as a single garage
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the bungalow, you are welcomed into a practical entrance porch, providing the perfect space for coats and shoes. A door leads through to the bright and inviting living room, enhanced by a large window that fills the space with natural light, complemented by neutral décor and wood-effect flooring. A particular highlight is the modern fitted kitchen, featuring a stylish range of wall and base units with complementary tiled splashbacks. Integrated appliances include a Hisense oven, AEG hob with extractor hood, 1½ bowl sink and drainer, and a dishwasher (included), alongside plumbing for a washing machine and space for a fridge/freezer. A side lobby with a useful built-in cupboard provides additional storage. The bungalow further offers two well-proportioned bedrooms, both benefiting from fitted storage and neutral décor, while the accommodation is completed by an upgraded shower room with a walk-in shower, vanity wash basin, WC, heated towel rail and tiling.

Outside

Occupying a set-back position along a walkway, the property is approached via a pathway through a maintained front lawn. To the rear, the enclosed garden enjoys a good degree of privacy, with no direct overlooking from beyond, making it an ideal space for relaxing or entertaining. A paved patio adjoins the bungalow, providing the perfect spot for outdoor seating and dining, while a side access door leads to the single garage situated adjacent to the garden.

Location

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 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.

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

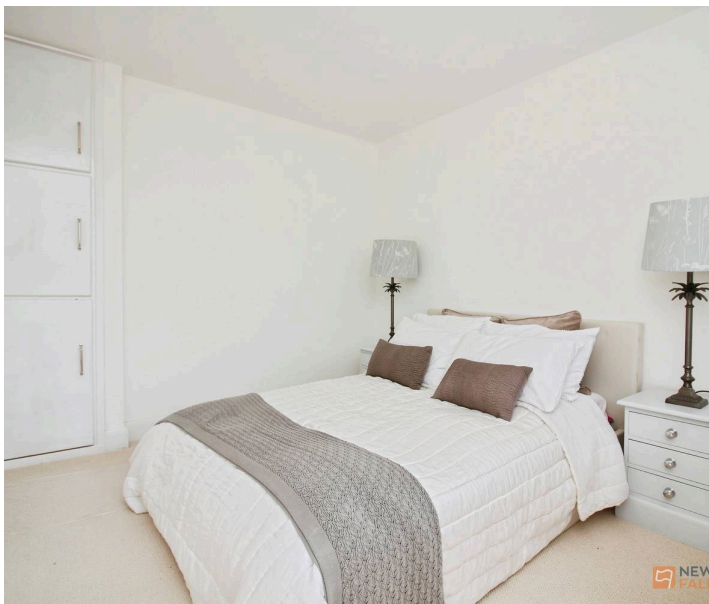
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of fact, 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.

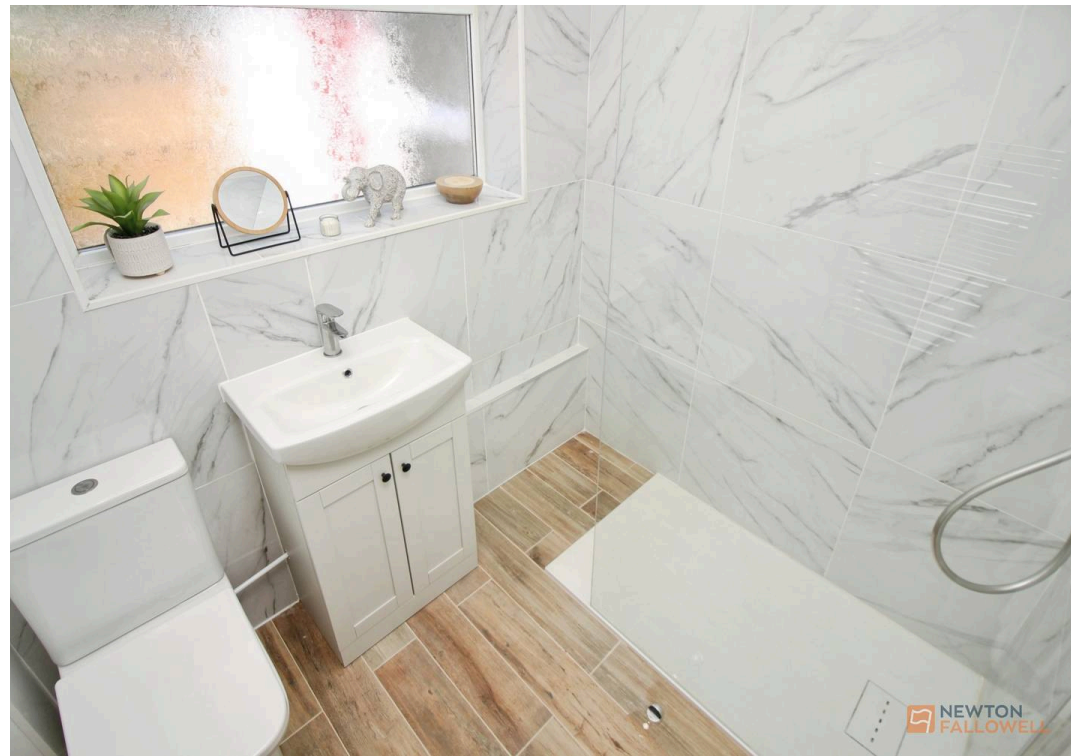
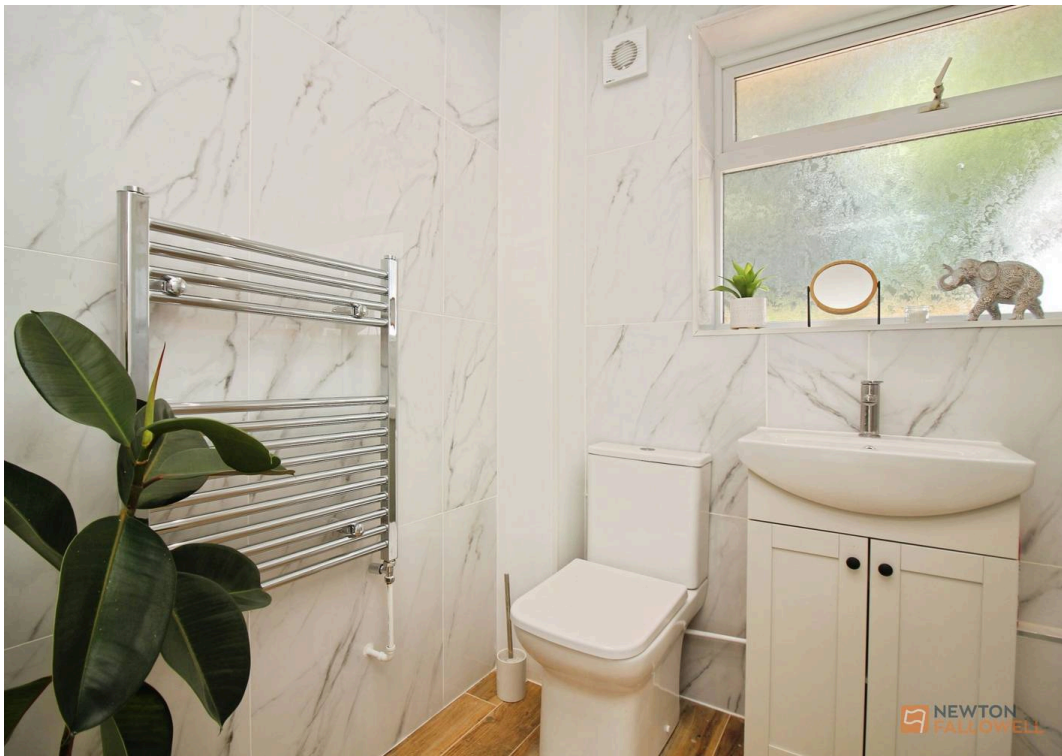
Referrals

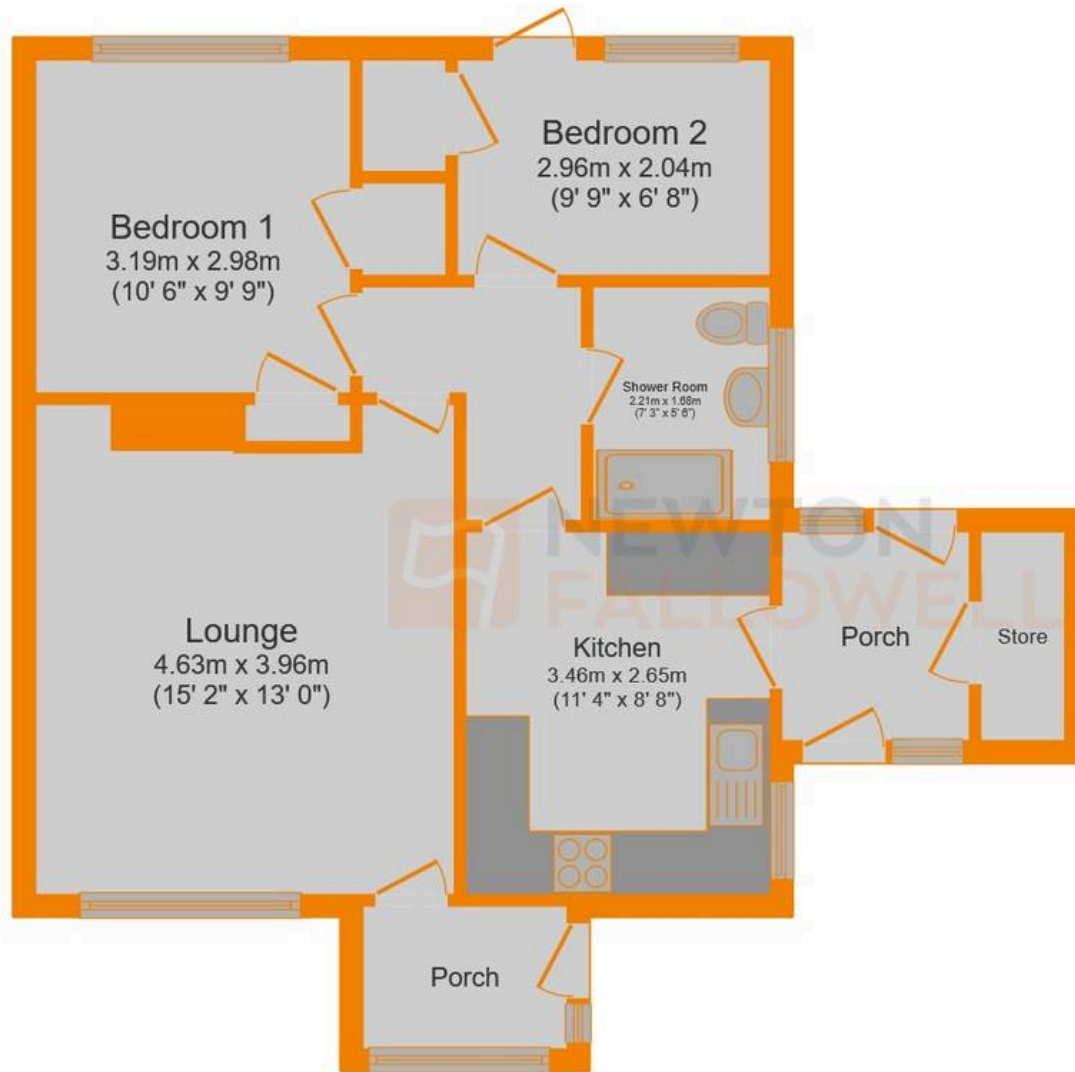
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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

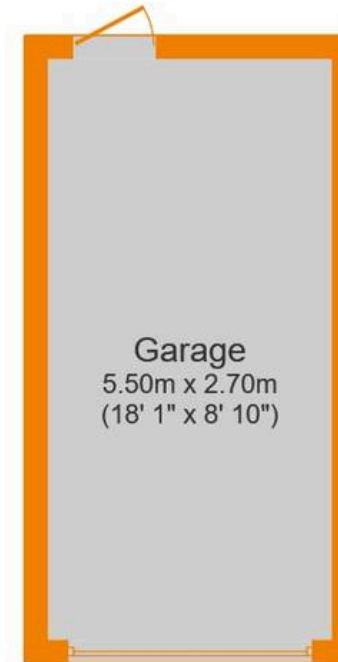
If you're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.





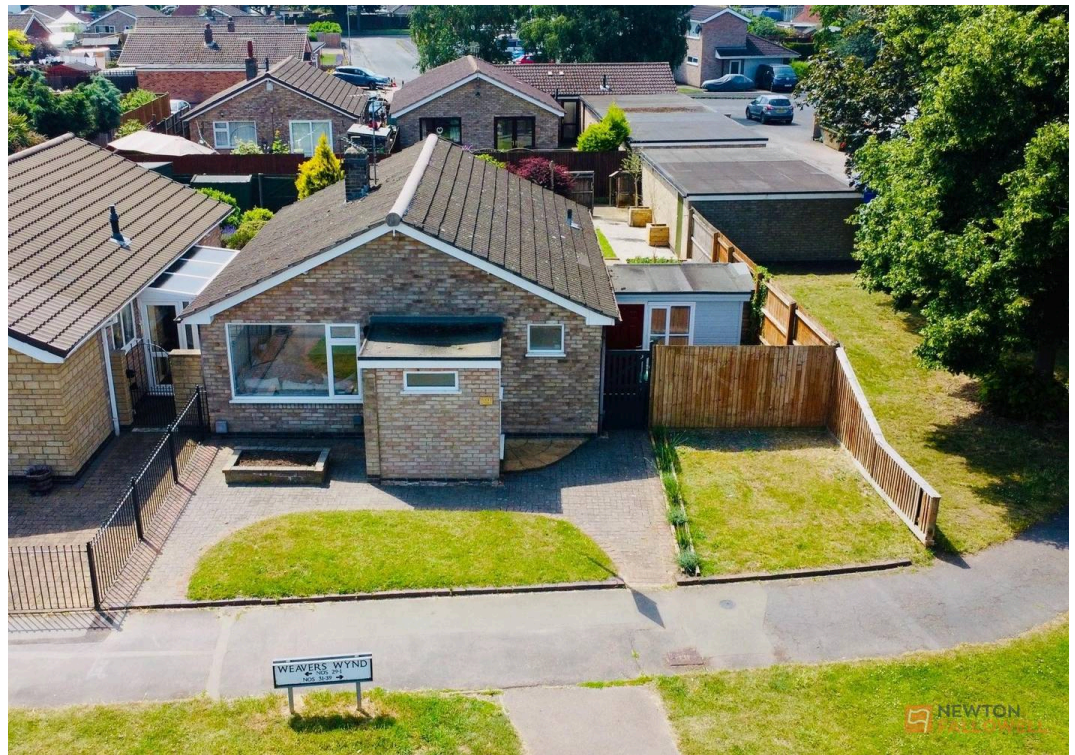


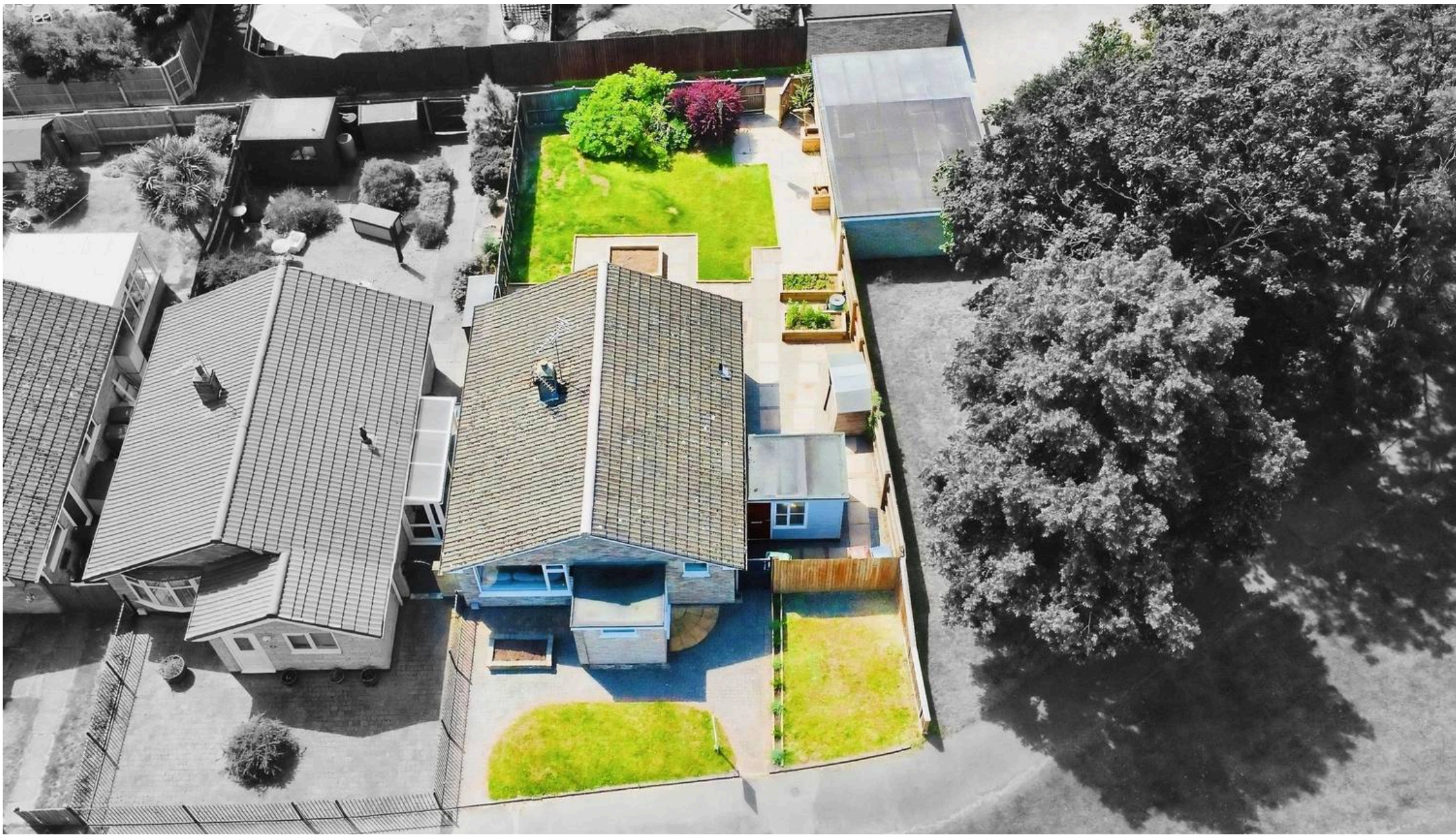
Floor Plan



Garage

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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