



Threshers Walk, East Goscote, LE7



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£325,000



Key Features

- Three Well Proportioned Bedrooms
- Link-Detached Family Home
- Larger Than Normal Corner Plot
- Garage & Driveway to Rear
- Gas Central Heating & Double Glazing
- Open Plan Kitchen Diner
- EPC rating D
- Freehold





Located in the popular village of East Goscote, fall in love with this three bedroom link-detached family home occupying a prominent corner position with the potential for extension subject to necessary consent. Benefiting from gas central heating, cavity wall insulation and double glazing, the accommodation includes an entrance porch, reception hallway, lounge with burner, open plan kitchen diner and rear lobby. Upstairs you will find three bedrooms and a bathroom. To the outside the property enjoys front and rear gardens, with a driveway and single garage set at the rear. Ideal for growing families and available with no upward chain, an early viewing is strongly recommended.

Ground Floor

Upon entry to the accommodation you step into the useful entrance porch with a door leading through to the reception hallway with a staircase rising to the first floor, useful cupboard and access to all of the ground floor accommodation. Positioned around a feature burner, the primary reception room is flooded with an abundance of natural light provided by a window overlooking the front garden. A particular selling feature is the kitchen diner fitted with a range of wall and base units with complementary work surfaces over. Features include an inset 1.5 sink and drainer with mixer tap, built in oven, four ring hob with hood above, built in dishwasher and built in fridge. Affording ample space for a table and chairs, there are two rear elevation windows.

First Floor

Moving upstairs, you'll find three well proportioned bedrooms and a family bathroom featuring a three-piece suite, including a bath with an overhead shower, a wash hand basin with storage underneath, and a WC. The bathroom also benefits from a heated towel rail and tiled surrounds. Additionally, there is a cupboard housing the central heating boiler.

Outside

The property can be found on the outskirts of East Goscote just a short walk away to the countryside and the local primary school. Occupying a larger than normal corner plot with the potential for extension subject to necessary consent. Firstly, you are greeted by a lawned with a pathway which leads to the front entrance door. To the rear is a particularly private garden offering both lawned and paved areas, ideal for families. There is also access to a brick built dog kennel. Gated access leads to the driveway and garage measuring 5.97m x 3.34m with light and power.

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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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."

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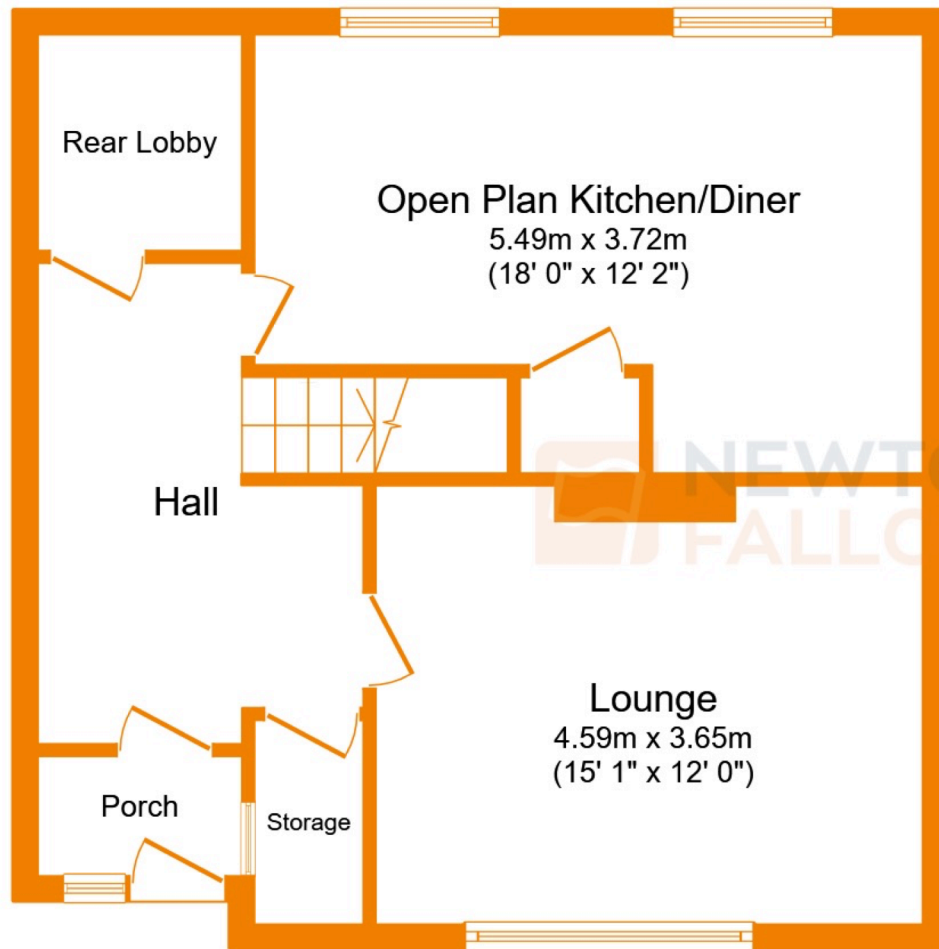
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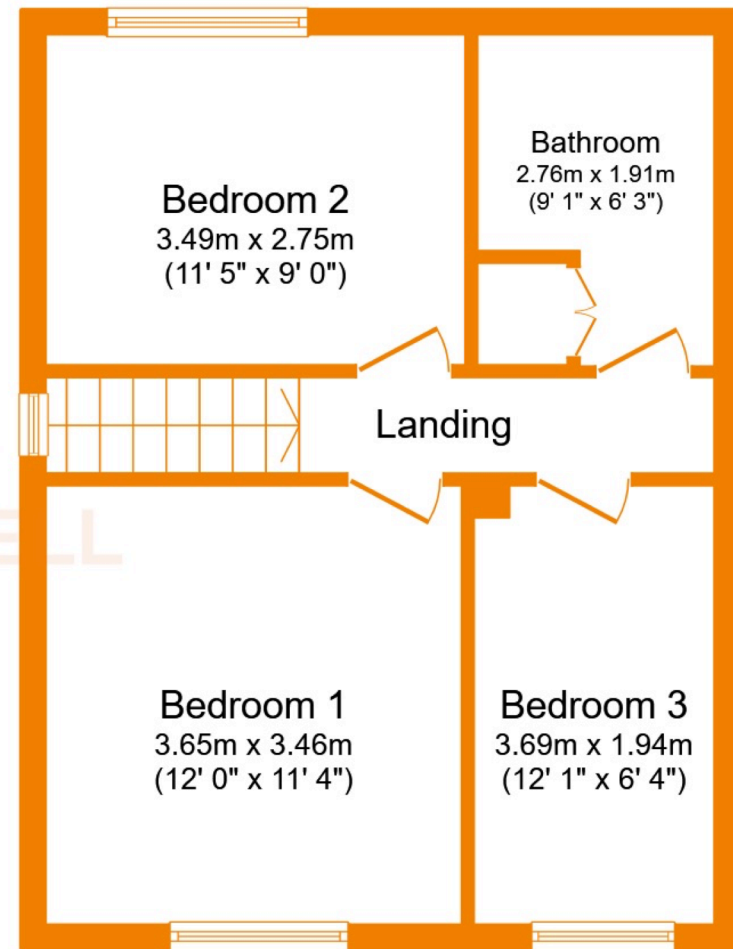








Ground Floor



First Floor

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