

Connells

The Meadows
East Goscote Leicester

The Meadows
East Goscote Leicester LE7 3QU

for sale fixed price
£240,000







Property Description

Offered for sale with no onward chain, this well-presented two-bedroom semi-detached home is an ideal purchase for first-time buyers, investors or those looking to downsize. Enjoying a quiet cul de sac position within East Goscote, the property benefits from off-road parking, a garage, a private rear garden and neutral décor throughout. The accommodation comprises an entrance porch, comfortable lounge and a fitted kitchen with French doors opening onto the rear garden. To the first floor are two good-sized bedrooms and a family bathroom. Conveniently located for commuters, East Goscote provides excellent access to Leicester, Loughborough and Melton Mowbray.

Entrance Porch

Lounge

With double glazed window to the front elevation. Central heating radiator. Stairs rising to the first floor.

Kitchen

Fitted with a range of wall and base units providing work surface, storage and appliance space, with plumbing for a washing machine. Double glazed window to the rear elevation and French doors opening onto the rear garden

Bedroom One

With double glazed window to the front elevation, central heating radiator.

Bathroom

A suite in white comprising of shower cubicle, wash hand basin and WC. Double glazed windows to the rear elevation. Tiled walls and floor. Central heating radiator.

Bedroom Two

With double glazed window to the rear elevation. Central heating radiator.

Outside

To the front of the property is a driveway providing off-road parking and access to the garage. The rear garden is laid mainly to lawn, offering a pleasant outdoor space with room for seating and entertaining. The garage provides useful additional storage

Agents Note

'Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.'





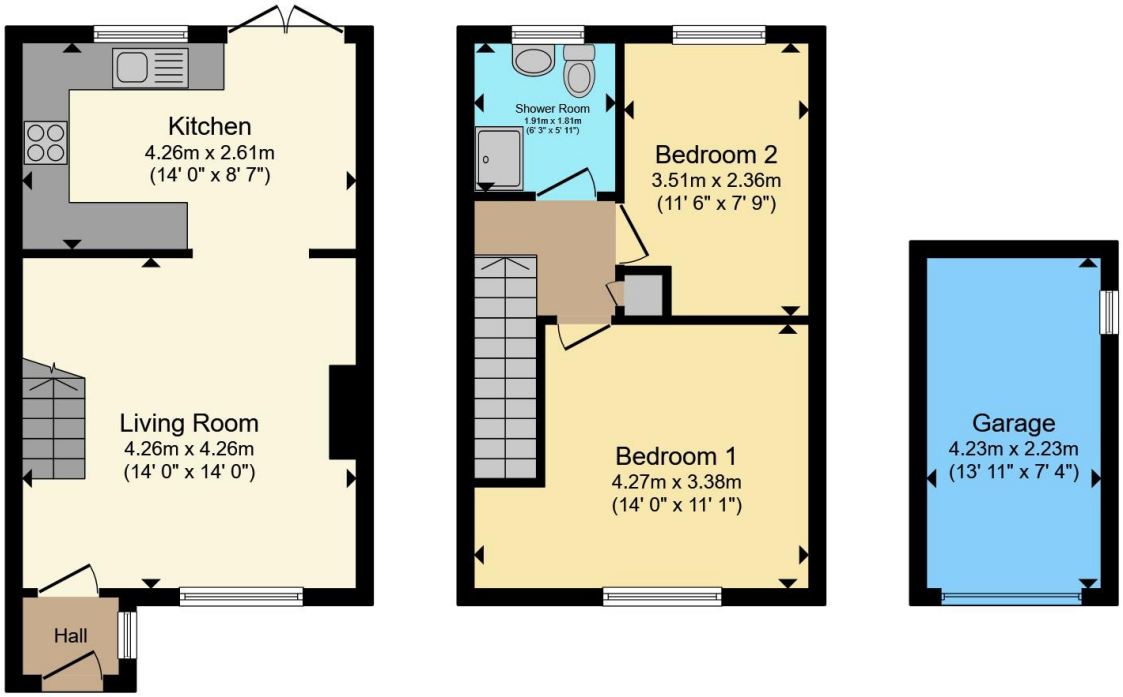












Ground Floor **First Floor** **Garage**

Total floor area 70.3 m² (756 sq.ft.) approx

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

Connells

To view this property please contact Connells on

T 01664 560 241
E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: C

Council Tax Band: B

Tenure: Freehold

view this property online connells.co.uk/Property/MOW308012

The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.