

# 1 Coopers Nook, East Goscote - LE7 3ZB

Guide Price £325,000

NEWTON FALLOWELL

The Property Ombudsman

# 1 Coopers Nook

East Goscote, Leicester

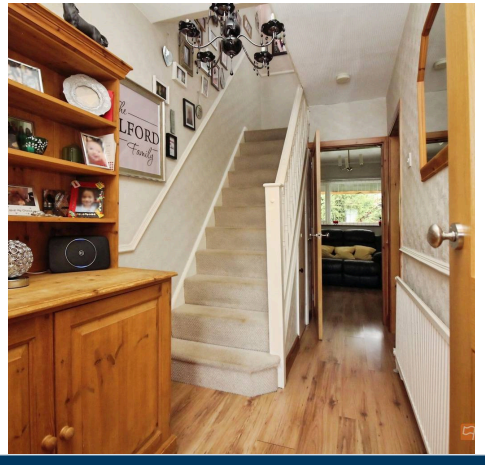
**EXTENDED FAMILY HOME!** - Enjoying a family friendly cul de sac location, fall in love with this enlarged three bedroom semi detached home situated in the popular village of East Goscote with swift access to both the local primary school, major road links and surrounding countryside, ideal for growing families. Extended to the front and rear, the ground floor layout also comprises of an entrance porch with guest WC, hallway, two reception rooms, extended breakfast kitchen with island, side lobby and home office/potential fourth bedroom. Upstairs you will find three practical bedrooms and a bathroom fitted with a three piece suite. The plot offers parking to the front with an enclosed garden at the rear. Benefiting from gas central heating and double glazed windows, an early viewing is strongly recommended to avoid disappointment.

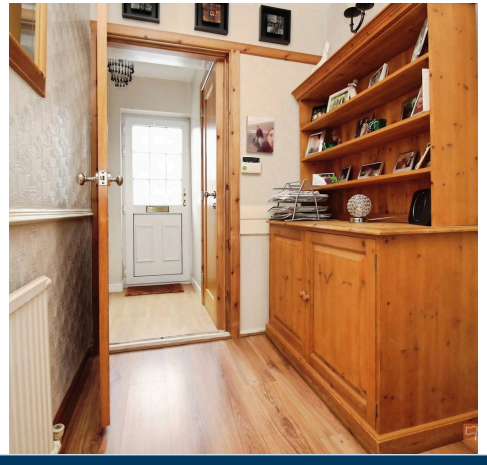
Council Tax band: C

Tenure: Freehold

- Three bedroom semi detached family home
- Extended breakfast kitchen with island
- Popular residential location
- Enclosed rear garden with a feature pond
- Downstairs WC
- Gas central heating and double glazing
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band C
- EPC Rating tbc
- Viewings strictly by appointment only!















**Welcome to your new home**

Upon entering the property, you are welcomed by a useful porch, providing the ideal space for coats and shoes, alongside a guest WC. The entrance hallway leads through to the principal reception room, featuring an attractive fireplace, carpeted flooring and a window overlooking the front elevation. To the rear, the family room offers versatile space for both formal dining and additional relaxation or study space, with sliding doors opening onto the garden. A particular highlight is the extended breakfast kitchen, fitted with a range of wall and base units, complementary work surfaces, built-in oven, four-ring gas hob, extractor hood, inset 1.5 bowl sink and space for appliances. Dual-aspect glazing provides plenty of natural light, with further access to the garden and a separate lobby. The lobby leads to a useful office, offering the flexibility to be used as a fourth bedroom or dedicated home-working space. There is also additional loft space here.

**Moving upstairs**

Ascend to the first floor, a carpeted landing provides access to three bedrooms, two of which comfortable doubles. Completing the first floor is the bathroom fitted with a three piece suite comprising a bath with shower over and screen, wash basin and WC, with a heated towel rail and complementary tiled surrounds. There is also access to the loft space with insulation and part boarding.

**Outside**

Situated in a family friendly location, the plot offers a driveway providing off road parking. To the rear of the property is an enclosed and established garden, offering a good degree of privacy. The garden features a central lawn, complemented by decorative gravel borders and pathways, with timber edging. A paved patio area sits directly outside the property, providing an ideal space for outdoor dining and entertaining, with a covered timber pergola offering additional sheltered seating. To the far end of the garden is a charming pond with timber decking and a seating area, creating a peaceful spot to relax and enjoy the surroundings. Mature trees, established shrubs and well-stocked hedging provide greenery and seclusion, while timber fencing encloses the garden. Overall, this is a versatile and well-maintained outdoor space offering several areas to sit, entertain and enjoy throughout the year.

**Location**

Located in the heart of East Goscote, Coopers Nook 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**

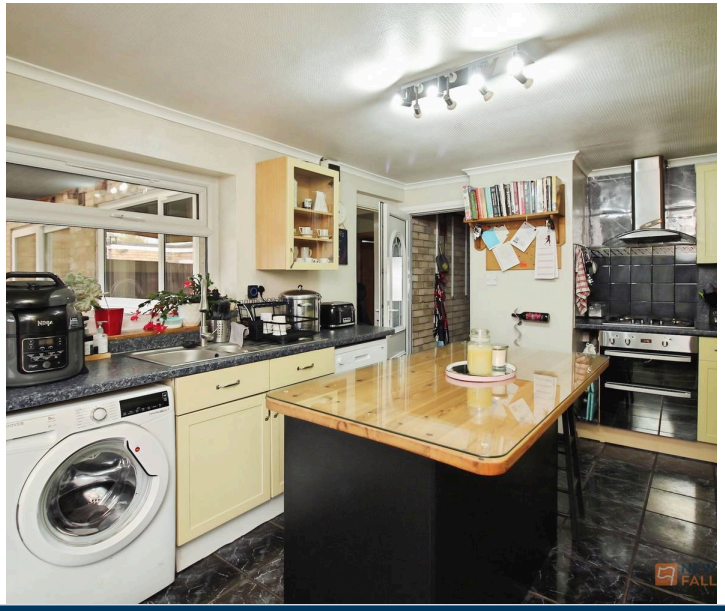
We understand the property to be FREEHOLD with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

**Viewing Arrangements**

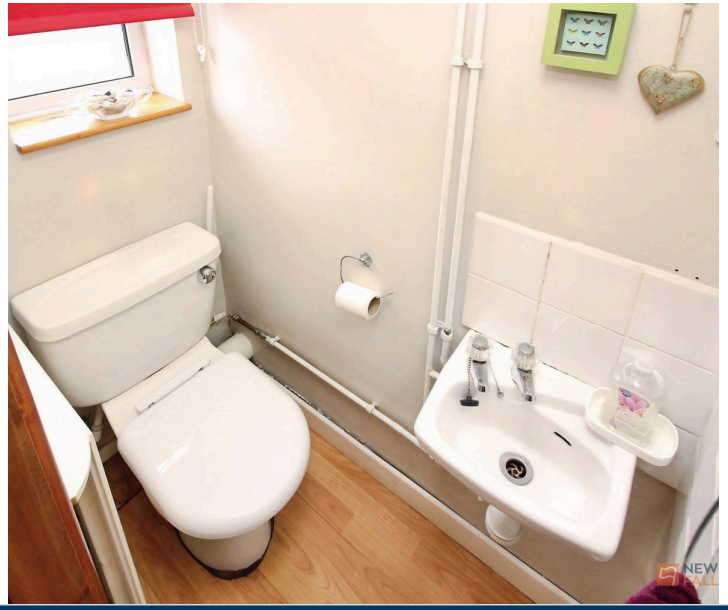
Viewings are strictly by appointment only.

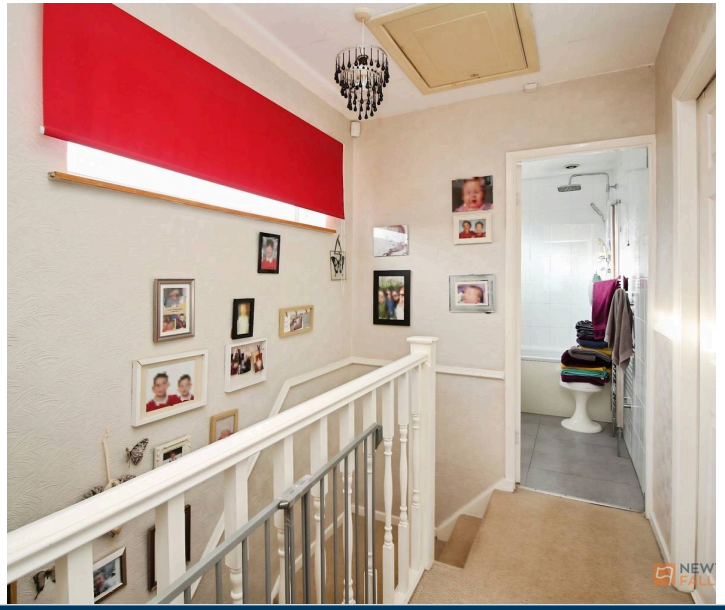










**Need Independent Mortgage Advice?**

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. We retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly. The checks are carried out 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 £48 (PLUS. 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), and is non-refundable. We will receive some of the fee taken by Landmark 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.

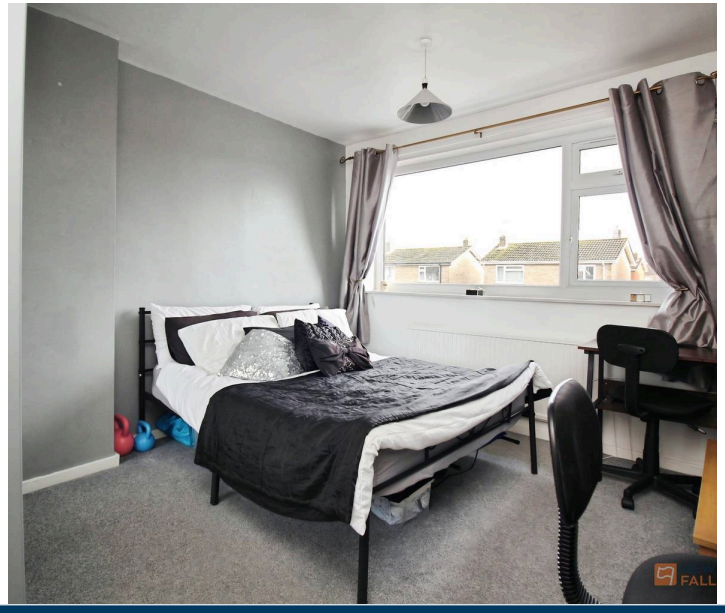
**Referrals**

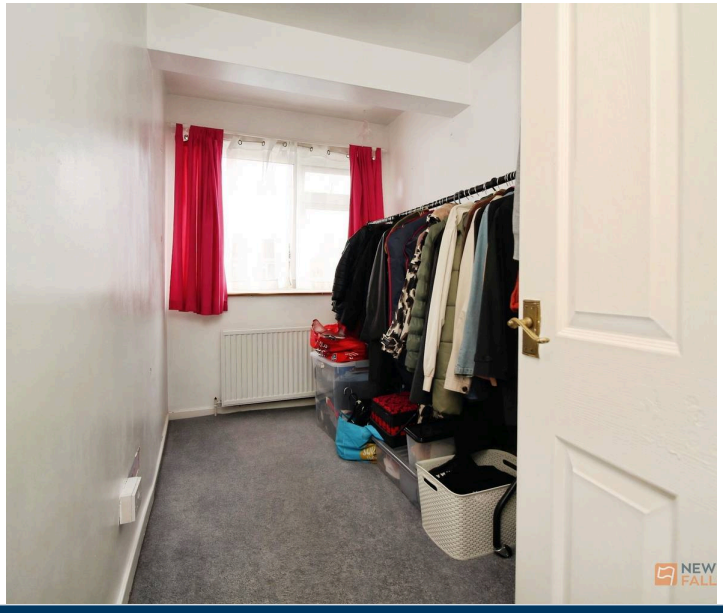
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require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



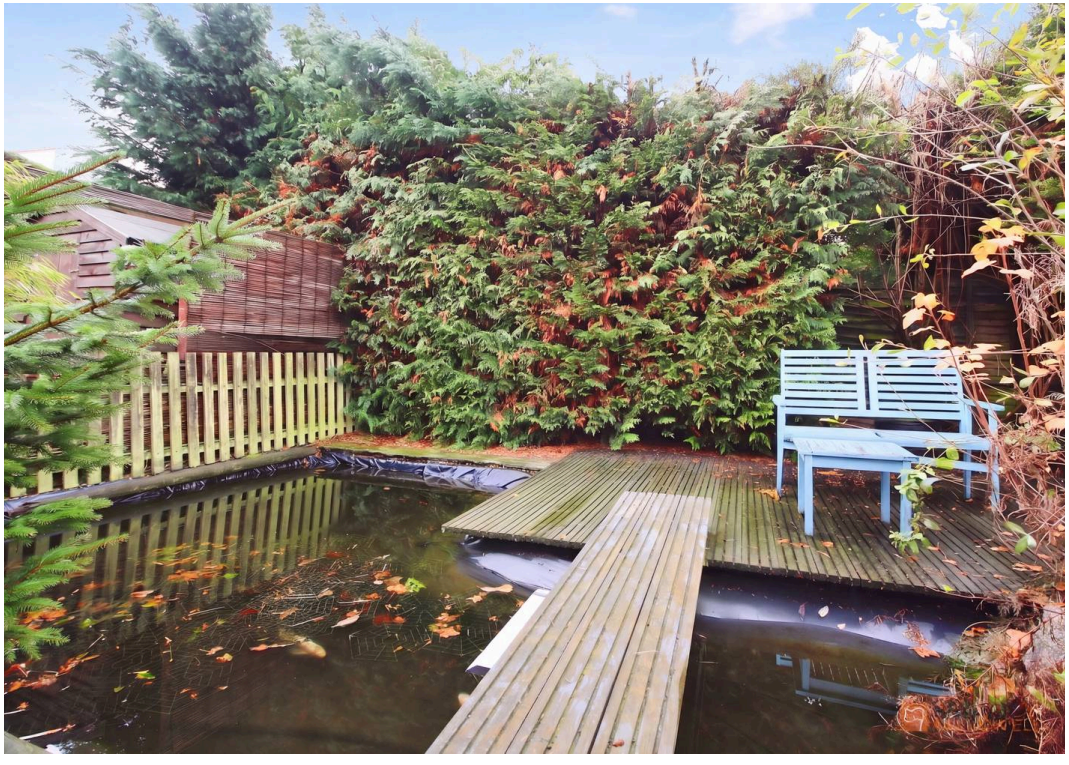












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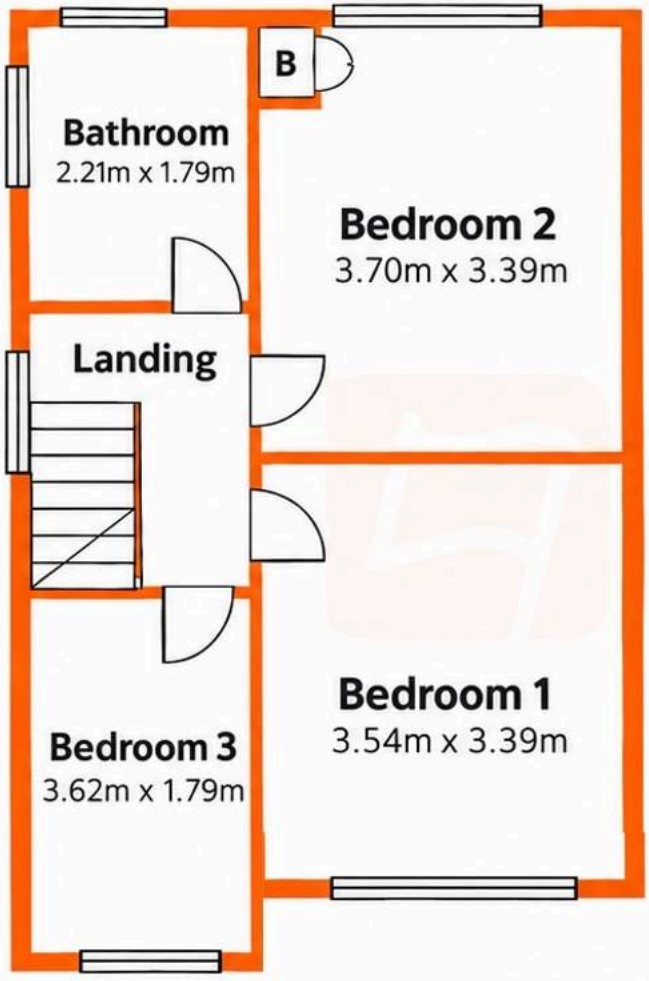


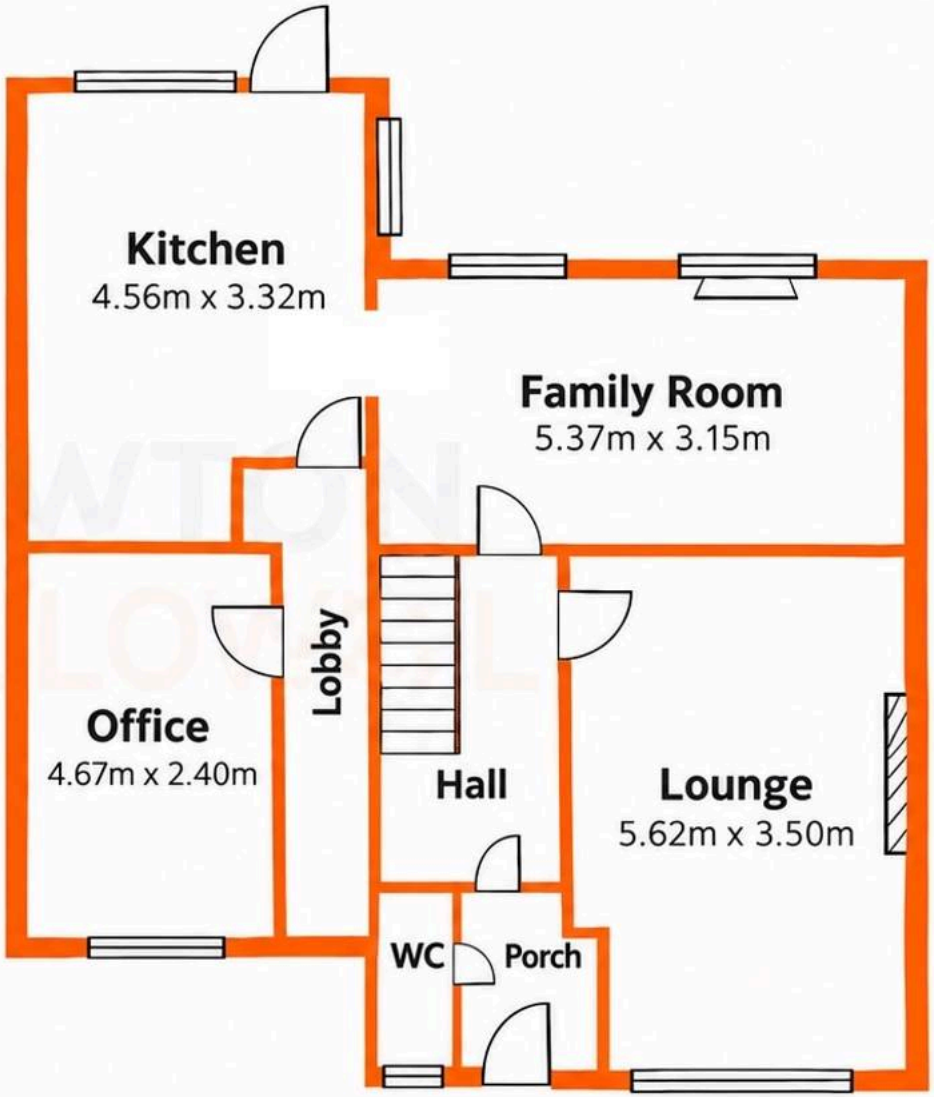


## FIRST FLOOR

## GROUND FLOOR

For illustrative purposes only. Not to scale. All dimensions are approximate.

The Property Ombudsman
APPROVED CODE TRADINGSTANDARDS.UK




## Newton Fallowell Syston

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APPROVED CODE

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