



Squires Ride, East Goscote, LE7



3



1



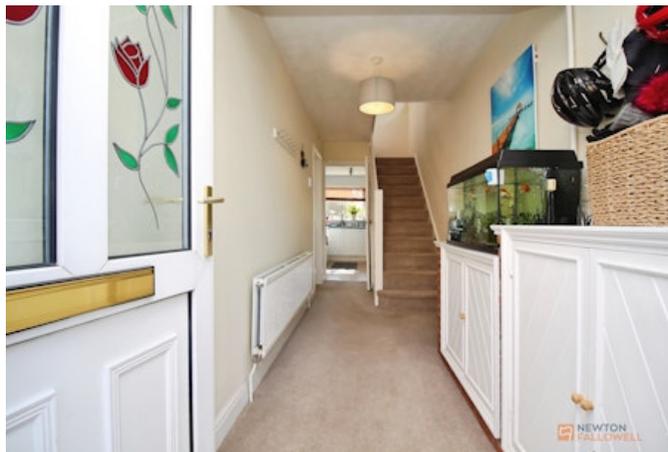
1

Offers over £260,000



### Key Features

- Three bedroom semi detached home
- Tucked away cul de sac position
- Driveway & single garage adjacent to the home
- Conservatory extension
- Within walking distance to playing field & local schooling
- Solar panels to the roof allowing for reduced electricity bills
- EPC rating TBC
- Freehold





Enjoying a tucked away position and boasting a single garage adjacent to the home, walk in and be surprised by this three bedroom semi detached property just a short walk away from local schooling and playing fields, ideal for growing families. Enjoying gardens to both the front and rear, the gas centrally heated and double glazed accommodation includes an entrance hall, through lounge diner, kitchen and conservatory. Upstairs you will find three bedrooms and bathroom. The plot boasts a driveway to the front, with a mainly laid to lawn south facing rear garden. Benefiting from leased solar panels to the roof allowing for reduced electricity bills, an immediate viewing comes highly recommended.

### Welcome to your new home

Upon entering the home, you are welcomed into the entrance hallway with a staircase rising to the first floor.

The full-length lounge diner is flooded with an abundance of natural light from a double-glazed window to the front aspect, as well as sliding doors opening out to the rear garden. The room features carpet flooring and a Smeg electric fireplace, creating a comfortable space for both relaxing and dining.

The kitchen is fitted with a range of wall and base units with complementary work surfaces, tiled splashbacks, and a sink with drainer. Appliances include a built-in oven, dishwasher (included), fridge freezer (included), and washing machine (included).

A door leads through to the conservatory, providing additional downstairs living space with dual-aspect glazing and access to the rear garden.

### Moving upstairs

Ascending to the first floor, the landing provides access to three bedrooms, two of which are comfortable double rooms.

The family bathroom is fitted with a three-piece suite comprising a bath with shower over, a wash hand basin with

storage beneath, and a WC, finished with complementary panelled surrounds.

### Outside

Occupying a tucked-away cul-de-sac position, the property benefits from a driveway providing off-road parking and access to a single garage situated adjacent to the home, complete with light, power, and an up-and-over door.

Gated access leads to the rear garden, which is mainly laid to lawn and features a variety of plants, shrubs, and trees. A feature pond adds character to the space, while a patio area located adjacent to the house provides an ideal spot for outdoor seating and entertaining.

### Solar Panels

The property benefits from solar panels installed under a lease agreement with A Shade Greener, helping to improve the home's energy efficiency and reduce electricity costs during daylight hours.

### Location

Located in the heart of East Goscote, Squires Ride is a quiet 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 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 the Mortgage Advice Bureau, 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.

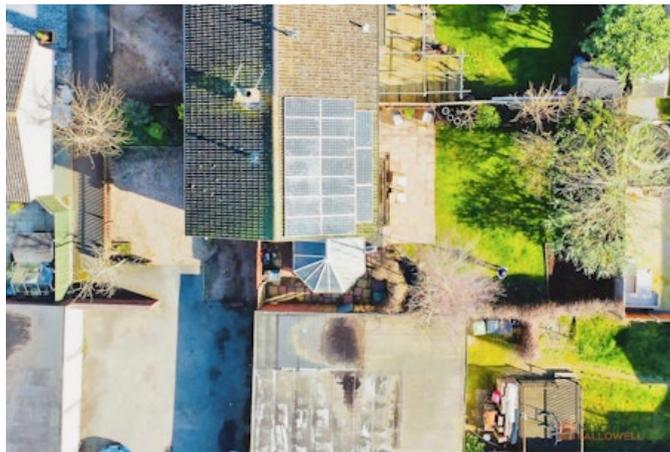
### Referrals

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 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

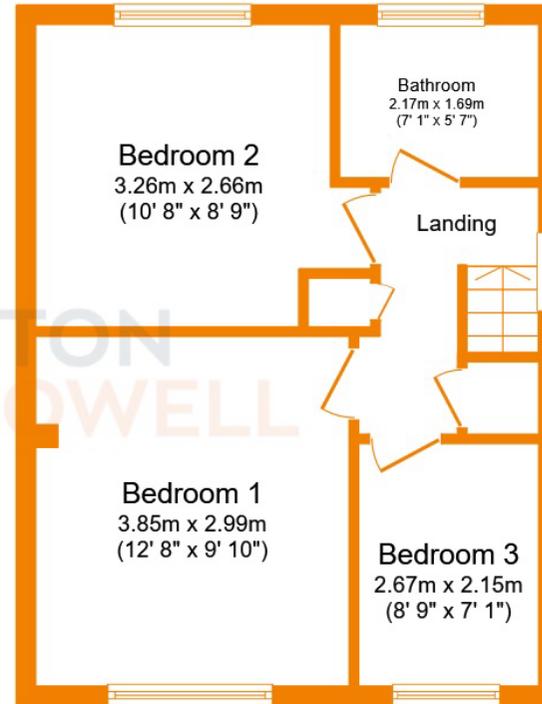
If you have a house to sell then we would love to provide you with a free no obligation valuation.



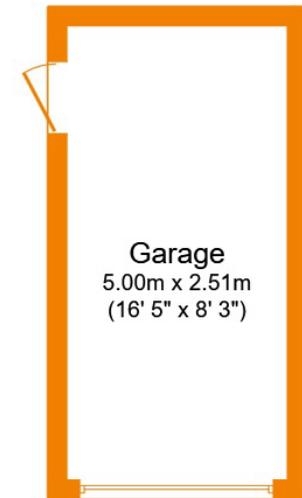




Ground Floor



First Floor



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](http://www.Propertybox.io)

