



10 Broomfield
East Goscote, Leicester, LE7 3XY
£1,000 Per Month



Available Immediately! Aston & Co are delighted to offer to market this immaculately presented, two bedroom town house located within close proximity to Broomfield Primary School and the village amenities. Inside, the property briefly comprises; entrance porch, lounge, full width kitchen-diner, two spacious bedrooms and bathroom. The property also benefits from front and rear gardens, uPVC double glazing and gas central heating. Please note the property will be let unfurnished.

- Immaculately Presented
- Two Bedrooms
- Mid Town House
- Available Immediately
- uPVC DG & Gas Central Heating
- Walking Distance To The Village Amenities
- Internet - Standard, Superfast & Ultrafast Available, see Ofcom Checker
- EPC Rating C / Council Tax Band B



Viewing Arrangements

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

Tenancy Information

- Price : £1000.00
- Holding Deposit: £230.00
- Deposit : £1153.00 (including the holding deposit)
- Council Tax Band: B

Location

Situated in the popular village of East Goscote and within catchment for Broomfield Primary School. The village has several amenities including local shops, post office, public house and library. The village also provides easy access to the A46 and M1 motorway network and there is a regular bus services to Leicester City centre and Melton Mowbray.

The Property

The property is entered via a uPVC double glazed door leading into.

Entrance Porch

4'8" x .288'8" (1.43 x .88)
Leading into.

Lounge

13'11" x 13'11" (4.25 x 4.25)
Light and spacious living space with electric fire and surround, uPVC double glazed window to the front aspect and internal french doors opening into the kitchen-diner.

Kitchen-Diner

13'11" x 8'6" (4.25 x 2.61)
Fitted with a range of floor and wall mounted units with worktop and splashbacks. The kitchen also benefits from plumbing for a washing machine, electric hob, stainless steel sink and drainer unit, uPVC double glazed windows to the rear aspect and door leading out onto the rear garden.

The First Floor Landing

With loft access, airing cupboard and provides access to the following.

Bedroom One

13'11" x 10'9" (4.25 x 3.30)
Spacious double bedroom with uPVC double glazed window to the front aspect.

Bedroom Two

7'8" x 11'9" (2.36 x 3.60)
(maximum measurements) Another double bedroom with uPVC double glazed window to the rear aspect.

Bathroom

5'10" x 6'7" (1.79 x 2.02)
Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan, radiator and an obscure uPVC double glazed window to the rear aspect.

Outside

To the front is a lawned garden with paved path leading to the front door.
To the rear is another lawned garden with sheltered patio area, shed and back gate which in turn leads to the garage.



Floor Plan



Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

