Aston&Co
ESTATE & LETTING AGENTS

# 219 Long Furrow East Goscote Leicester

, LE7 3ST

**£290,000**

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Set at the head of a quiet cul-de-sac in the ever popular village of East Goscote is this immaculately presented, spacious, three bedroom semi detached house. Conveniently located just a short walk from the village amenities, Broomfield Primary School and playing fields this property makes for an ideal family home. Inside, the property briefly comprises; entrance porch, hall, spacious lounge, conservatory and a modern, full width fitted kitchen-diner to the ground floor. To the first floor are three bedrooms and a family bathroom. The property also benefits from front and rear gardens, garage and off road parking, uPVC double glazing and gas central heating.

- Immaculately Presented Semi Detached Home
- Three Bedrooms
- Full Width Modern Fitted Kitchen-Diner
- Front and Rear Gardens
- Off Road Parking
- Garage With Power & Light
- uPVC DG & GCH With Modern Combi Boiler
- EPC Rating TBC / Coucnil Tax Band C / Freehold

## The Property
The property is entered via a composite door leading into.

## Entrance Porch
5'05 x 4'10 (1.65m x 1.47m)
Providing storage for shoes and coats and leads into.

## Hall
With uPVC double glazed window to the side aspect, stairs to the first floor and leads into.

## Lounge
13'10 x 13'10 (4.22m x 4.22m)
Spacious lounge with coved ceiling, gas fire and surround, storage under the stairs and leads into.

## Kitchen-Diner
17'01 x 8'04 (5.21m x 2.54m)
Fitted with a range of soft closing floor and wall mounted units, worktop and upstand. This modern kitchen also beneifts from a gas hob, oven and extractor fan, stainless steel sink and drainer unit, fridge-freezer, washing machine and dishwasher all integrated with a uPVC double glazed window to the rear aspect. The dining area houses the family dining table and leads into the conservatory.

## Conservatory
8'07 x 9'08 (2.62m x 2.95m)
With power, light, radiator and uPVC double glazed French doors leading out onto the rear garden.

## The First Floor Landing
With storage cupboard, loft access, window to the side aspect and provides access to the following.

## Bedroom One
8'10 x 13'11 (2.69m x 4.24m)
(maximum measurements) Double bedroom with uPVC double glazed window to the front aspect.

## Bedroom Two
10'10 x 8'06 (3.30m x 2.59m)
(maximum measurements) Another double bedroom with uPVC double glazed window to the rear aspect.

## Bedroom Three
7'11 x 7'05 (2.41m x 2.26m)
(maximum measurements) With fitted storage and uPVC double glazed window to the front aspect.

## Bathroom
7'01 x 5'09 (2.16m x 1.75m)
Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The tiled bathroom also benefits from a heated towel rail and an obscure uPVC double glazed window to the rear aspect.

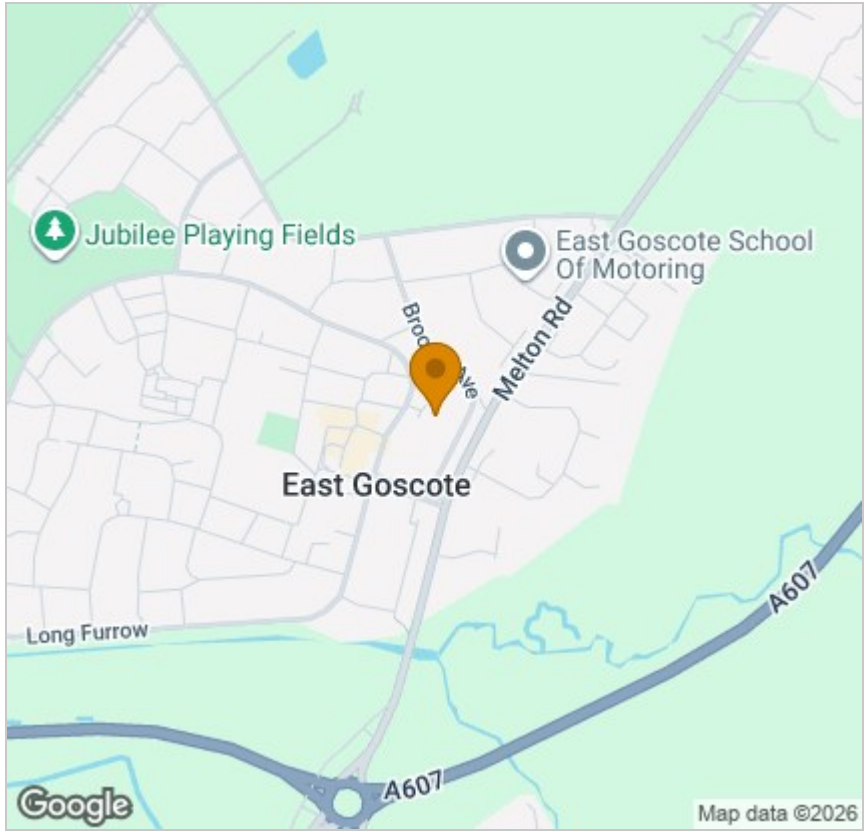
## Outside
To the front is a lawned garden with driveway which in turn leads to the garage and side gate.
To the rear is a private, low maintenance stoned garden with paved path to the garage.

## Garage
With up and over door, power, light and personnel door to the rear garden.

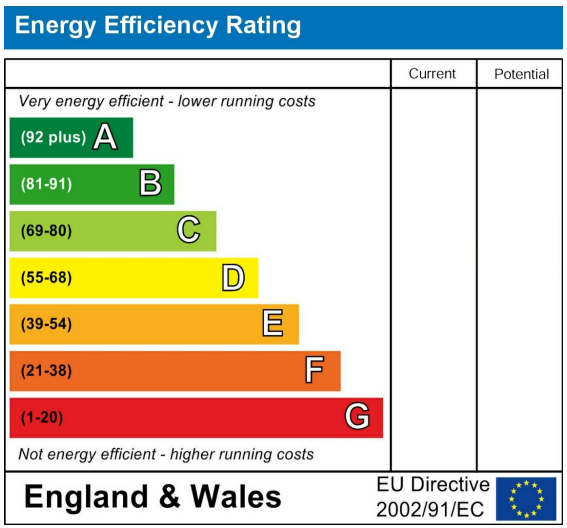
## Note To bUyers
This property is owned by a family member of the company.

## Floor Plan

## Area Map




## Energy Efficiency Graph




## Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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