



**6 Woodmans Chase**  
East Goscote, Leicester, LE7 3ZZ  
**£290,000**



Set on a generous plot in the popular village of East Goscote and being sold with no upward chain is this deceptively spacious, three bedroom link-detached home perfect for families in need of more space. The accommodation briefly comprises; porch, entrance hall, lounge, kitchen-diner, study, utility and WC to the ground floor with three bedrooms and a four piece suite bathroom to the first. The property also benefits from uPVC double glazing, gas central heating, off road parking and a garage. Internal viewing is highly recommended to appreciate the space on offer.

- Deceptively Spacious
- Three Good Size Bedrooms
- Link-Detached House
- Popular Village Location
- Downstairs WC & Utility
- Spacious Rear Garden
- Garage & Off Road Parking
- EPC Rating C / Council Tax Band C / Freehold



## 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 service to Leicester City Centre and Melton Mowbray.

## The Property

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

## Porch

5'05 x 5'07 (1.65m x 1.70m)

Leading into.

## Hallway

With storage cupboard, stairs leading to the first floor and provides access into.

## Lounge

15'01 x 12 (4.60m x 3.66m)

Spacious living area with electric fire and uPVC double glazed window to the front aspect.

## Kitchen-Diner

14'10 x 12'03 (4.52m x 3.73m)

Fitted with a range of floor and wall mounted units, worktop and splashbacks. The kitchen also benefits from a gas hob, oven and extractor fan, stainless steel sink and drainer unit, storage cupboard and uPVC double glazed window to the rear aspect.

The dining area houses the family dining table and leads out onto the rear garden via the sliding patio door.

## Utility

2'09 x 6'01 (0.84m x 1.85m)

With plumbing for a washing machine.

## WC

2'09 x 4'02 (0.84m x 1.27m)

Fitted with a wall hung basin and low level wc.

## Study

5'5 x 4'11 (1.65m x 1.50m)

With uPVC double glazed window to the rear aspect and has the flexibility to be used as a study, office or playroom

## The First Floor Landing

With loft access and provides access to the following.

## Bedroom One

11'3 x 11'11 (3.43m x 3.63m)

Spacious double bedroom with uPVC double glazed window to the front aspect.

## Bedroom Two

11'04 x 8'11 (3.45m x 2.72m)

Another double bedroom with uPVC double glazed window to the rear aspect.

## Bedroom Three

12'01 x 6'05 (3.68m x 1.96m)

Small double bedroom with uPVC double glazed window to the front aspect.

## Family Bathroom

6'04 x 9'01 (1.93m x 2.77m)

Fitted with a modern four piece suite comprising walk in shower, bath and vanity unit with wc and basin. The bathroom also benefits from a heated towel rail, extractor fan and obscure uPVC double glazed window to the rear aspect.

## Outside

To the front of the property is a lawned garden with paved path leading to the front door.

To the side is off road parking, garage and access to the rear garden.

To the rear is a spacious garden with paved patio areas and fenced boundaries with the remainder laid to lawn.



## Floor Plan



## Viewing

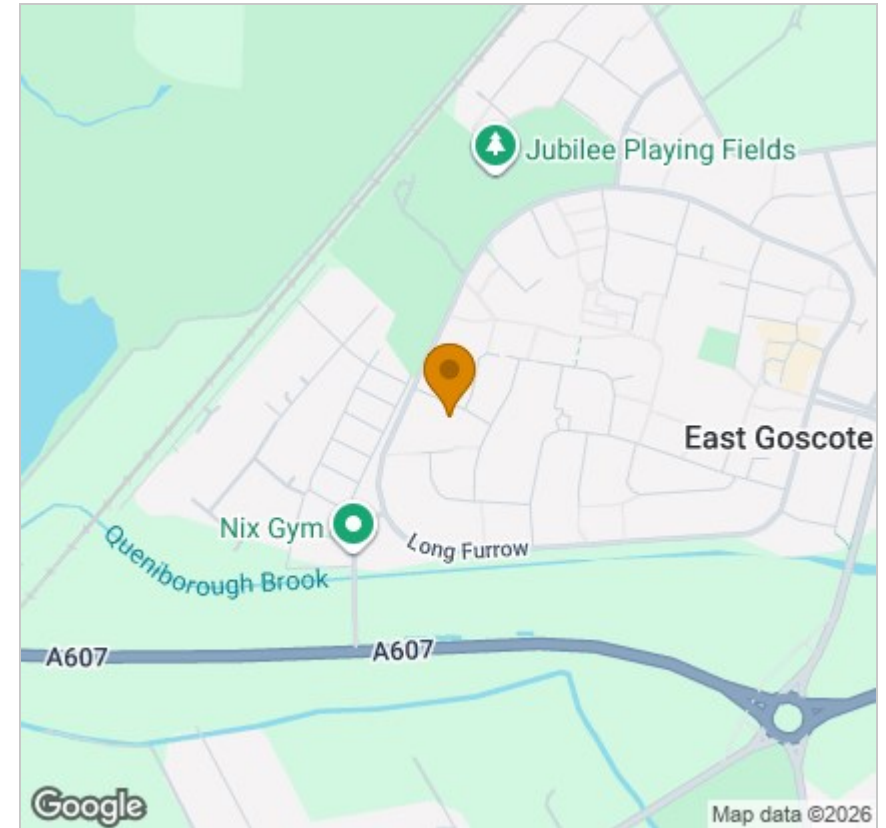
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

