

# Aston & Co

ESTATE & LETTING AGENTS



1 Silver Birch Way  
East Gosscote, LE7 3QY

£220,000



**IDEAL FIRST TIME BUY, NO UPWARD CHAIN, GARAGE & PARKING!**

Set in the popular village of East Goscote this semi-detached home is a must view for potential buyers. The accommodation briefly consists of, porch, lounge and a kitchen-diner to the ground floor with two good size bedrooms and a bathroom to the first floor. The property also benefits from gas central heating, upvc double glazing, front and rear gardens, garage and parking, viewing is strictly by appointment only.

- Well Presented Semi Detached Home
- Popular Village Location
- Two Good Size Bedrooms
- Front & Rear Gardens
- Garage & Parking
- Ideal First Time Buy
- Viewing Essential
- EPC Rating D, Freehold, 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 double glazed door leading into.

## Porch

3'8" x 4'2" (1.13 x 1.29 )

With tiled flooring, meter cupboard and provides access to the following.

## Lounge

13'11" x 14'0" (4.26 x 4.27 )

With dual aspect windows, stairs to the first floor, laminate wood flooring and double doors leading to the kitchen-diner.

## Kitchen-Diner

8'6" x 13'11" (2.60 x 4.26 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks, the kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit, plumbing for a washing and patio doors leading onto the rear garden.

## The First Floor Landing

With window to the side, storage cupboard, loft hatch and provides access to the following.

## Bedroom One

10'9" x 14'0" (3.28 x 4.28 )

With window to the front.

## Bedroom Two

7'7" x 11'10" (2.33 x 3.62 )

With window to the rear.

## Bathroom

5'11" x 6'5" (1.81 x 1.98 )

Fitted with a three piece suite comprising, low level wc, pedestal basin and bath with shower over.

## Outside

To the front and side of the property are lawned gardens with a paved path leading to the property and gated access to the rear. To the rear is a garden with patio and lawned areas with fenced boundaries.

## Garage

With up and over door, power, light and door leading into the rear garden.

## Services

The property benefits from mains, gas, water, electric and drainage.

Internet, standard-super and ultrafast see ofcom checker for more details.

Mobile please see ofcom checker for further details.



## Floor Plan



## Viewing

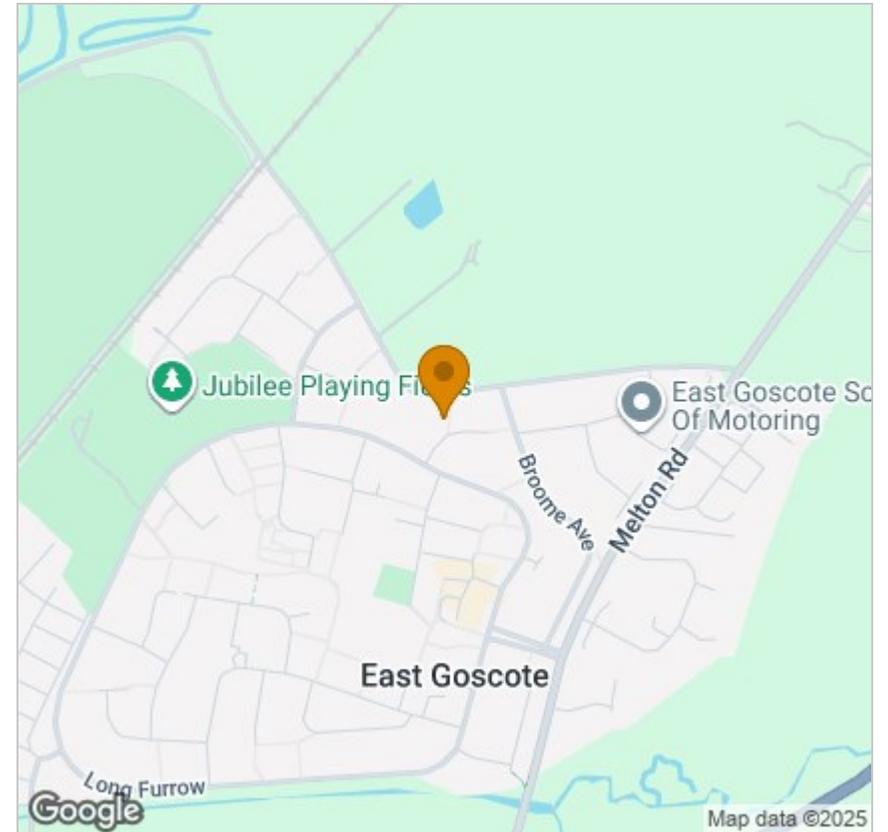
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

