



5 Greensward

East Goscote, LE7 3QW

Offers In The Region Of £270,000



EXTENDED TO THE FRONT & REAR, VILLAGE LOCATION & NO UPWARD CHAIN! Aston & Co are delighted to offer to the market this extended family home set in the popular village of East Goscoe. The accommodation briefly consists of, entrance hall, lounge, dining room, kitchen and a WC to the ground floor. To the first floor are three good size bedrooms and a family bathroom. The property also benefits from upvc double glazing, gas central heating, front and rear gardens, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Extended Semi Detached Home
- Lounge, Extended Dining Room & Kitchen
- Three Good Size Bedrooms
- Front & Rear Gardens
- Garage & Parking
- uPVC Double Glazing & Gas Central Heating
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band C



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 upvc door leading into.

Porch

1'3" x 2'10" (0.40 x 0.88)
With door leading into.

Entrance Hall

13'8" x 5'10" (4.19 x 1.80)
With stairs to the first floor, under stairs storage, tiled flooring and provides access to the following.

WC

3'7" x 2'7" (1.10 x 0.80)
Fitted with a two piece suite comprising low level WC and wall mounted basin.

Lounge

15'5" x 10'10" (4.70 x 3.31)
(maximum measurements) With window to the front aspect, coved ceiling, recessed spotlighting, fire and stone surround.

Dining Room

15'10" x 8'7" (4.84 x 2.63)
(maximum measurements) With french doors leading onto the rear garden, coved ceiling and recessed spotlights.

Kitchen

13'3" x 8'2" (4.06 x 2.50)
Fitted with a range of floor and wall mounted units with tiled splash backs and rolltop work surfaces. The kitchen also benefits from a free standing cooker, sink and drainer unit, plumbing for a washing machine and dishwasher, pull out breakfast bar, tiled flooring, heated towel rail and a door leading to the side and rear.

The First Floor Landing

7'3" x 10'4" (2.23 x 3.16)
(maximum measurements) With window to the side, loft hatch, cupboard and provides access to the following.

Bedroom One

9'9" x 13'0" (2.99 x 3.97)
With window to the front and a range of fitted furniture.

Bedroom Two

9'6" x 8'8" (2.92 x 2.65)
With window to the rear and built in wardrobe.

Bedroom Three

7'4" x 7'1" (2.26 x 2.18)
With window to the front and fitted wardrobe.

Bathroom

5'5" x 7'4" (1.67 x 2.25)
Fitted with a three piece suite comprising, low level wc, vanity unit with mounted basin and a bath with shower over.

Outside

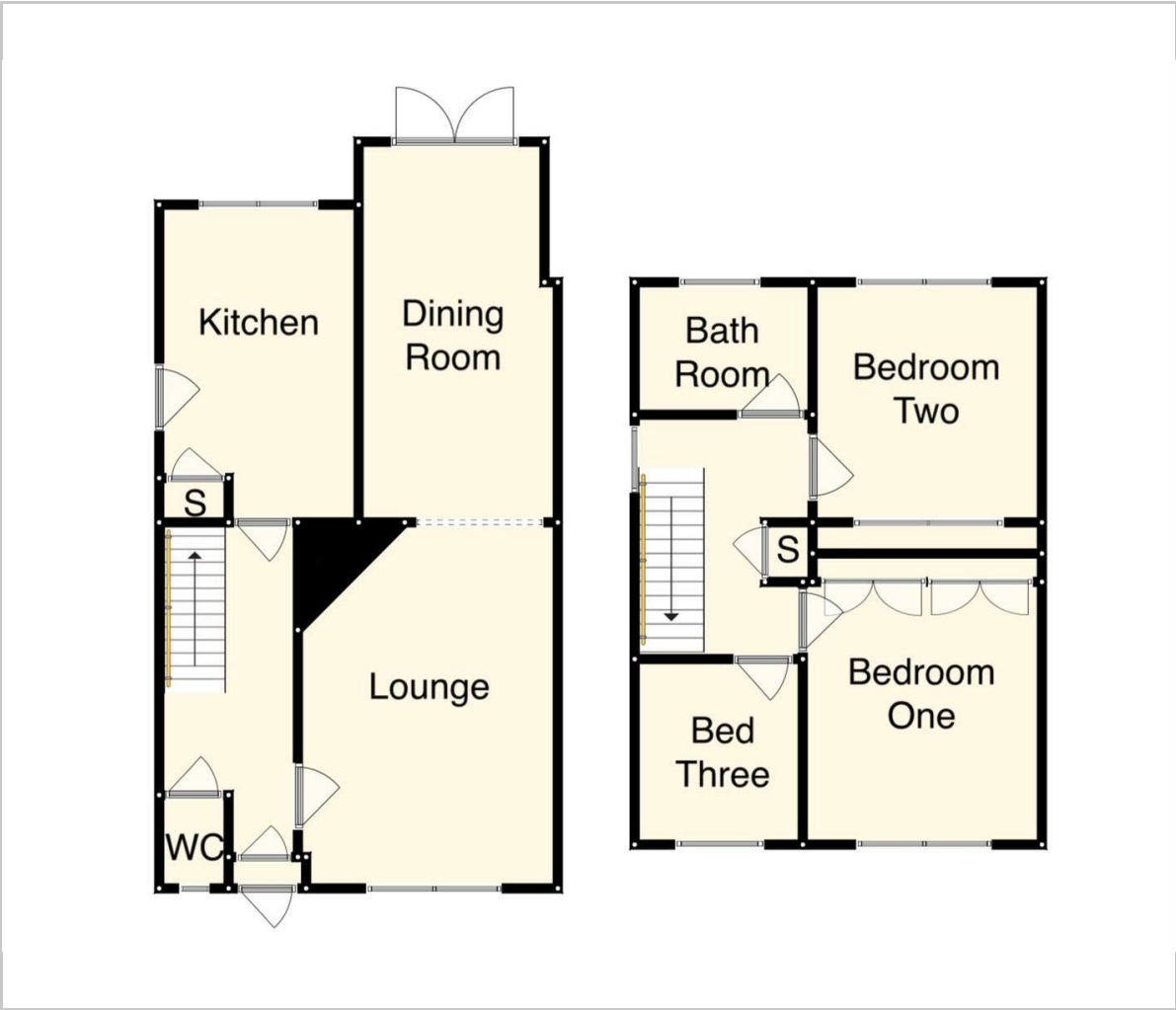
The front of the property is block paved and provides car standing which in turn leads to the property and gated access to the side and rear. To the rear is a low maintenance block paved garden with fenced boundaries, security light, outside tap and garden shed.

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.

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

