



10 The Meadows

East Goscote, Leicester, LE7 3QU

£305,000



Aston & Co are delighted to offer to the market this immaculately presented, extended, three bedroom semi detached family home located on a quiet no through road in the ever popular village of East Goscote. Inside, the property briefly comprises; entrance porch, hall, lounge and a full width extended kitchen-diner to the ground floor with three bedrooms and a family bathroom to the first. The property also benefits from spacious front and rear gardens, off road parking, garage, uPVC double glazing and gas central heating.

- Immaculately Presented
- Three Bedroom
- Semi Detached House
- Extended Kitchen-Diner
- Potential To Extend STPP
- Spacious Front & Rear Gardens
- Off Road Parking & Garage
- EPC Rating TBC / 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 services to Leicester City Centre and Melton Mowbray.

The Property

The property is entered via a composite door leading into.

Entrance Porch

With cupboard space and door leading into the hallway.

Hall

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

Lounge

13'10 x 17'02 (4.22m x 5.23m)

(maximum measurements) With electric fire, stone hearth and mantel, coved ceiling, internal French door leading into the kitchen-diner and uPVC double glazed bay window to the front aspect.

Kitchen-Diner

15'05 x 17'02 (4.70m x 5.23m)

(maximum measurements) Full width, extended kitchen-diner with floor and wall mounted units, rolltop work surface and tiled splashbacks. The kitchen also benefits from a gas hob, oven and extractor, plumbing for a washing machine and dishwasher, stainless steel sink and drainer unit and uPVC double glazed French doors and window to the rear aspect. The dining area houses the family dining table and has decorative panelling.

The First Floor Landing

With loft access, airing cupboard, uPVC double glazed window to the side aspect and provides access to the following.

Bedroom One

12'06 x 10'10 (3.81m x 3.30m)

(maximum measurements into robes) Spacious double bedroom with fitted robes and uPVC double glazed window to the front aspect.

Bedroom Two

10'05 x 10'10 (3.18m x 3.30m)

(maximum measurements) Another double bedroom with uPVC double glazed window to the rear aspect.

Bedroom Three

7'03 x 7'10 (2.21m x 2.39m)

With uPVC double glazed window to the front aspect.

Family Bathroom

5'05 x 7'01 (1.65m x 2.16m)

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

Outside

To the front of the property is a spacious garden with lawn and off road parking which in turn leads to the garage and side gate. To the rear is a landscaped garden with paved patio area, lawn, planted borders and fenced boundaries.

Garage

With up and over door, power, light and personnel door.



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

