



15 Yeomans Dale  
, East Goscote, LE7 3SZ  
**£255,000**



WELL PRESENTED DETACHED BUNGALOW, READY TO MOVE INTO, VILLAGE LOCATION, NO CHAIN!

Aston and co are delighted to offer to the market this well presented detached bungalow set in the popular village of East Goscote. The accommodation briefly consists of, entrance hall, a spacious lounge diner, kitchen, conservatory, two bedrooms and a shower room. The property also benefits from, upvc double glazing, gas central heating with newly fitted boiler, front and rear gardens, garage and off road parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Detached Bungalow
- Village Location
- Two Bedrooms
- Lounge-diner, Conservatory, Modern Kitchen, Shower Room
- Front & Rear Gardens
- Garage & Parking
- New Boiler
- EPC Rating D, 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.

**Entrance Hall**

6'5" x 5'5" (1.97 x 1.67 )

With laminate wood flooring and provides access to the following.

**Lounge-diner**

14'11" x 12'11" (4.57 x 3.96)

With half bay window, laminate wood flooring, coved ceiling, fire and feature surround.

**Rear Hall**

Providing access to the following.

**Kitchen**

11'5" x 7'6" (3.50 x 2.29 )

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs, the kitchen also benefits from a fitted oven, grill, hob and extractor, sink and drainer unit, integrated fridge, freezer and washing machine.

**Conservatory**

7'1" x 18'6" (2.18 x 5.66 )

All year round conservatory with laminate wood flooring, power, light and radiator.

**Shower Room**

5'5" x 7'0" (1.66 x 2.15 )

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

**Bedroom One**

10'5" x 11'11" (3.19 x 3.64 )

With fitted wardrobes.

**Bedroom Two**

6'8" x 9'8" (2.05 x 2.96)

With patio doors leading into the conservatory.

**Outside**

To the front is a low maintenance garden, with drive way, fenced boundaries and gated access to the garage and the rear of the property. To the rear is low maintenance garden with block paved patio area, artificial lawn, green house and shed.

**Garage**

16'0" x 8'2" (4.90 x 2.51 )

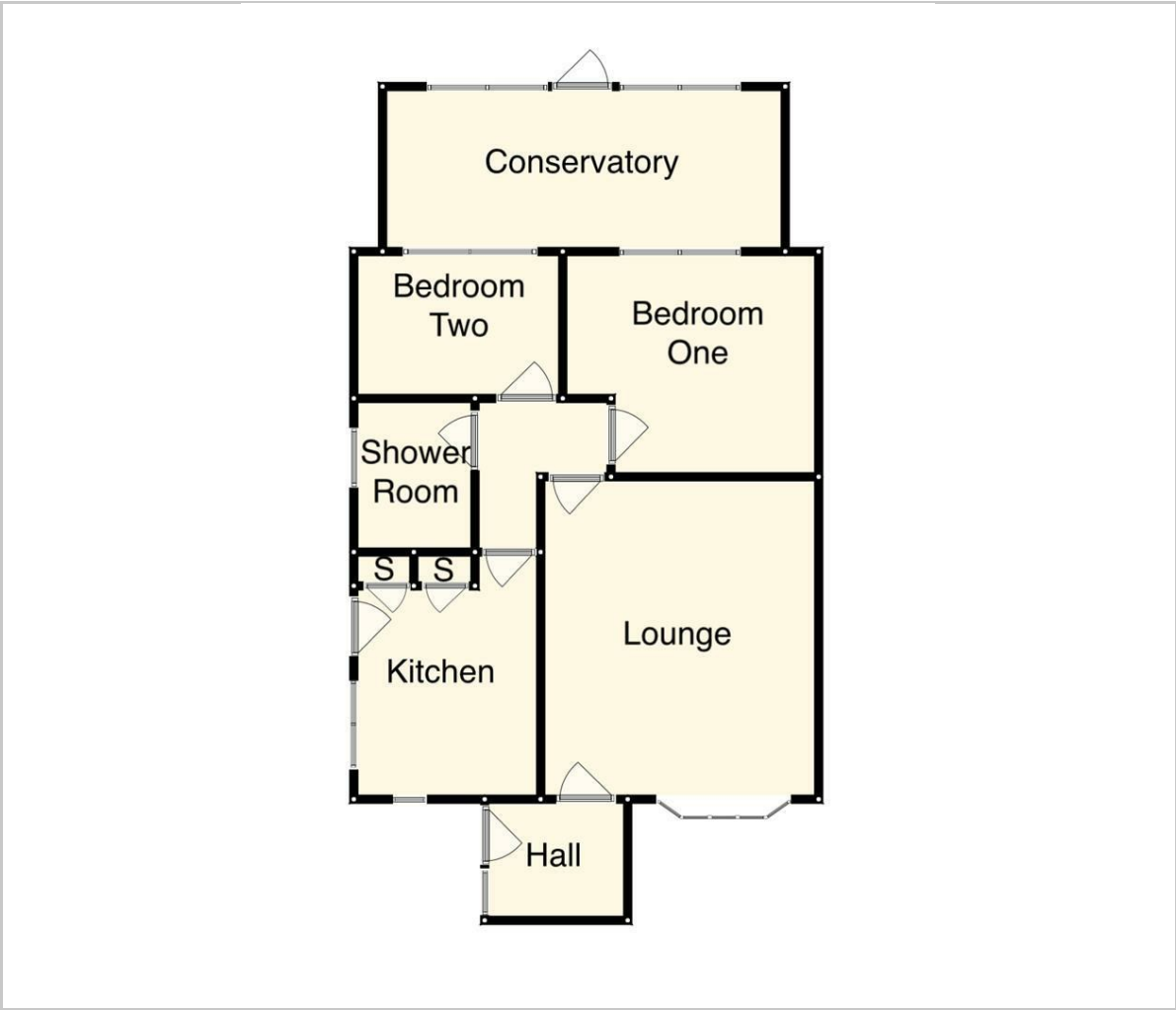
With up and over door, power and light.

**Services**

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



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.

4 High Street Syston, Leicester, LE7 1GP  
Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

