



3 Countrymans Way
, East Goscote, LE7 3WU
£335,000



3



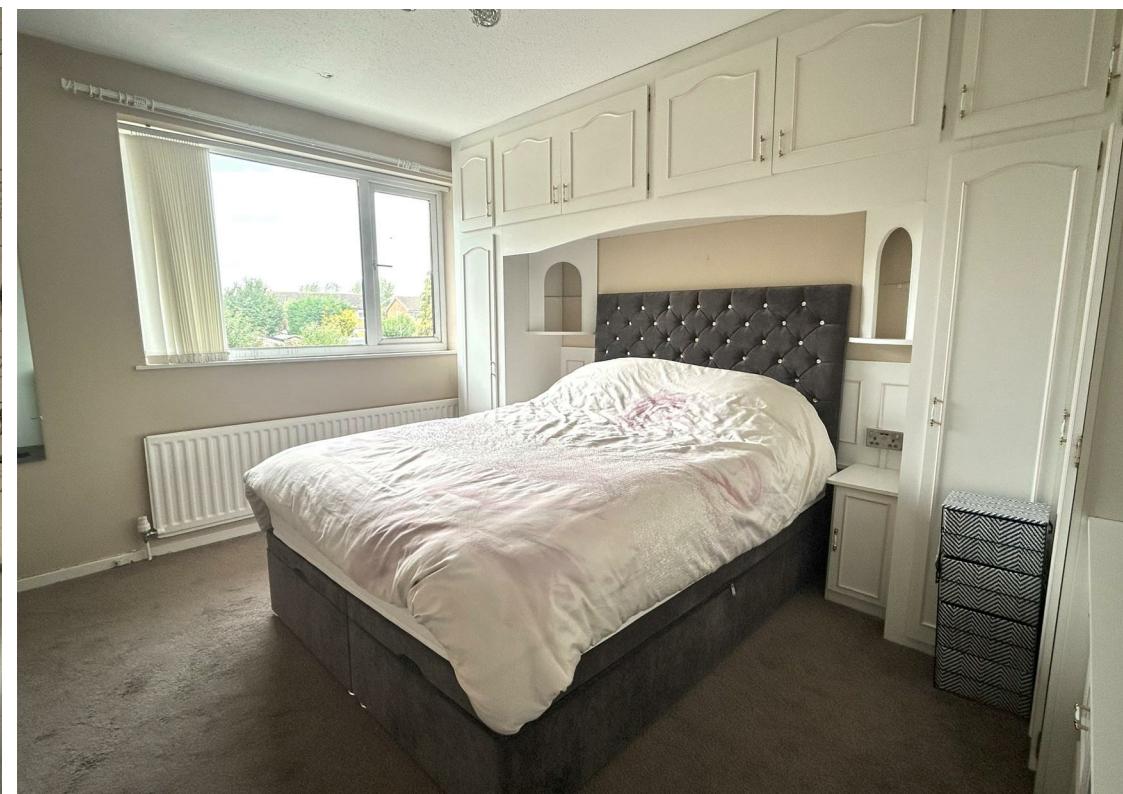
1



1

New to the market and being sold with no upwards chain is this well presented, three bedroom detached house set in the ever popular village of East Goscole! Benefiting from a spacious plot and located on the doorstep of the Jubilee Playing Fields, this property is ideal for growing families in need of more space. Inside the property briefly comprises; entrance porch, spacious lounge-diner, conservatory and kitchen with breakfast bar to the ground floor. To the first floor are three good sized bedrooms and a family bathroom. The property also benefits from off road parking for multiple vehicles, garage, large rear garden, uPVC double glazing and gas central heating.

- Well Presented
- Detached Family Home
- Three Good Size Bedrooms
- Popular Village Location
- Spacious Plot
- Ample Off Road Parking
- uPVC DG & GCH
- EPC Rating D



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 uPVC double glazed door leading into.



Entrance Porch

Spacious porch providing access to the following.

Lounge-Diner

A light and airy room which is more than sizeable to provide both comfortable living and dining space. With uPVC double glazed window to the front aspect and provides access to the conservatory and kitchen.

Kitchen

Fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from a breakfast bar, plumbing for a washing machine, gas hob, oven and extractor, sink and drainer unit, uPVC double glazed window proving an outlook to the rear garden and uPVC double glazed side door leading to both the front and rear of the property.

Conservatory

With French doors leading out onto the rear garden.

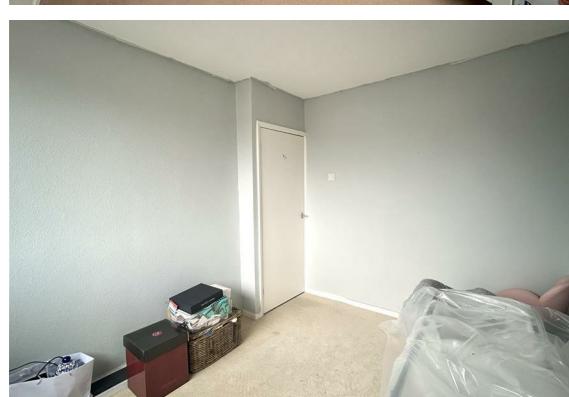


The First Floor Landing

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

Bedroom One

Spacious bedroom with fitted wardrobes and draws and uPVC double glazed window to the rear aspect.



Bedroom Two

With fitted wardrobe and uPVC double glazed window to the rear aspect.

Bedroom Three

With uPVC double glazed window to the front aspect.

Outside

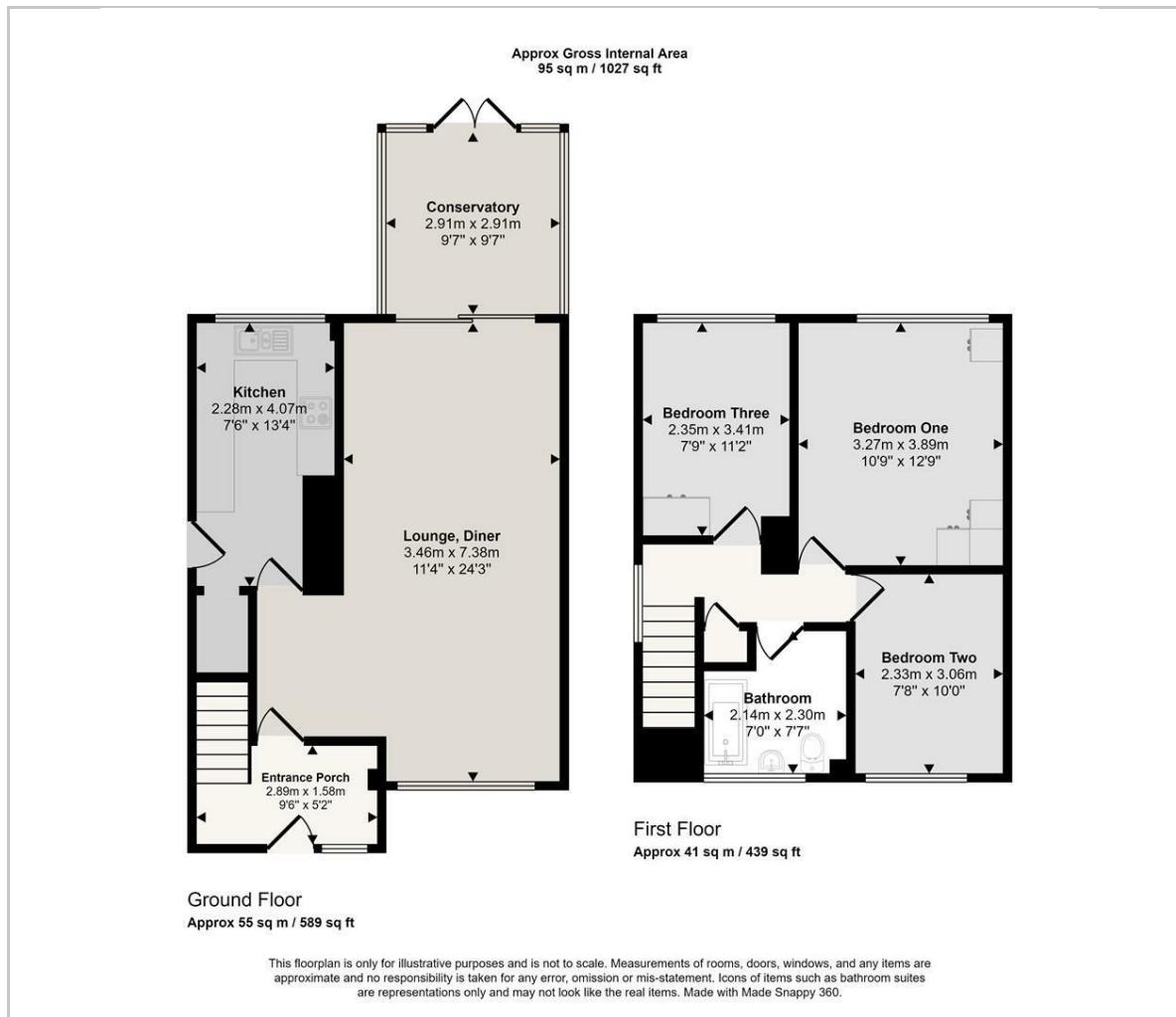
To the front of the property is a brick paved driveway providing car standing for multiple vehicles. This in turn leads to the double gates to the side where the driveway continues up until the garage. To the rear is a mature garden with patio area, planted borders with the remainder laid to lawn.

Garage

With up and over door, power and light.



Floor Plan



Viewing

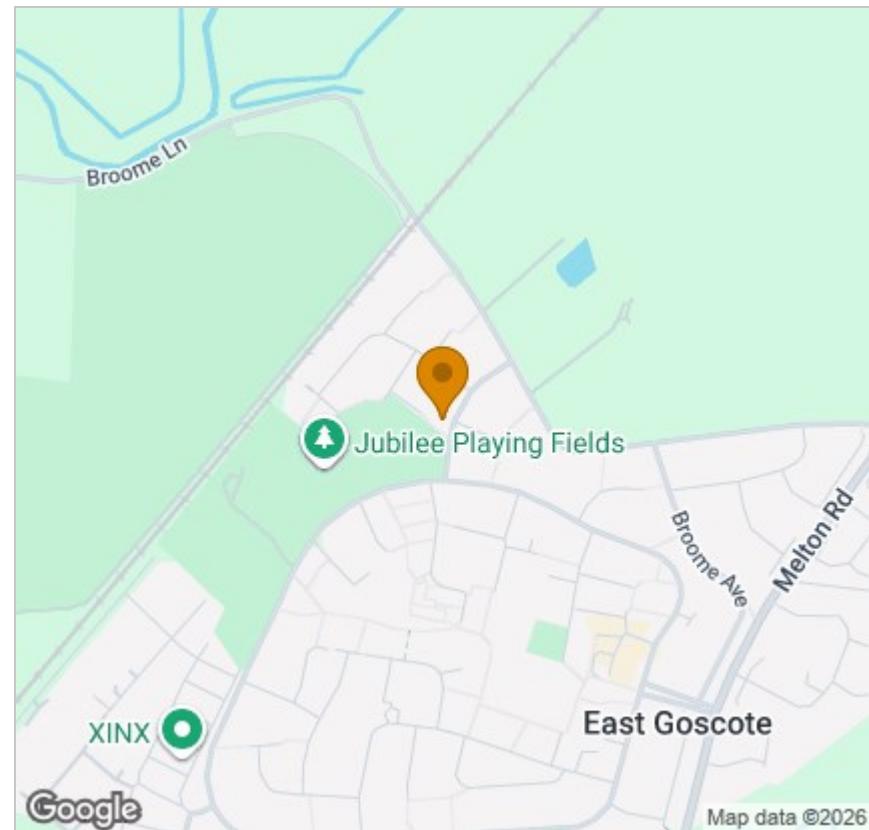
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

Energy Efficiency Rating

