

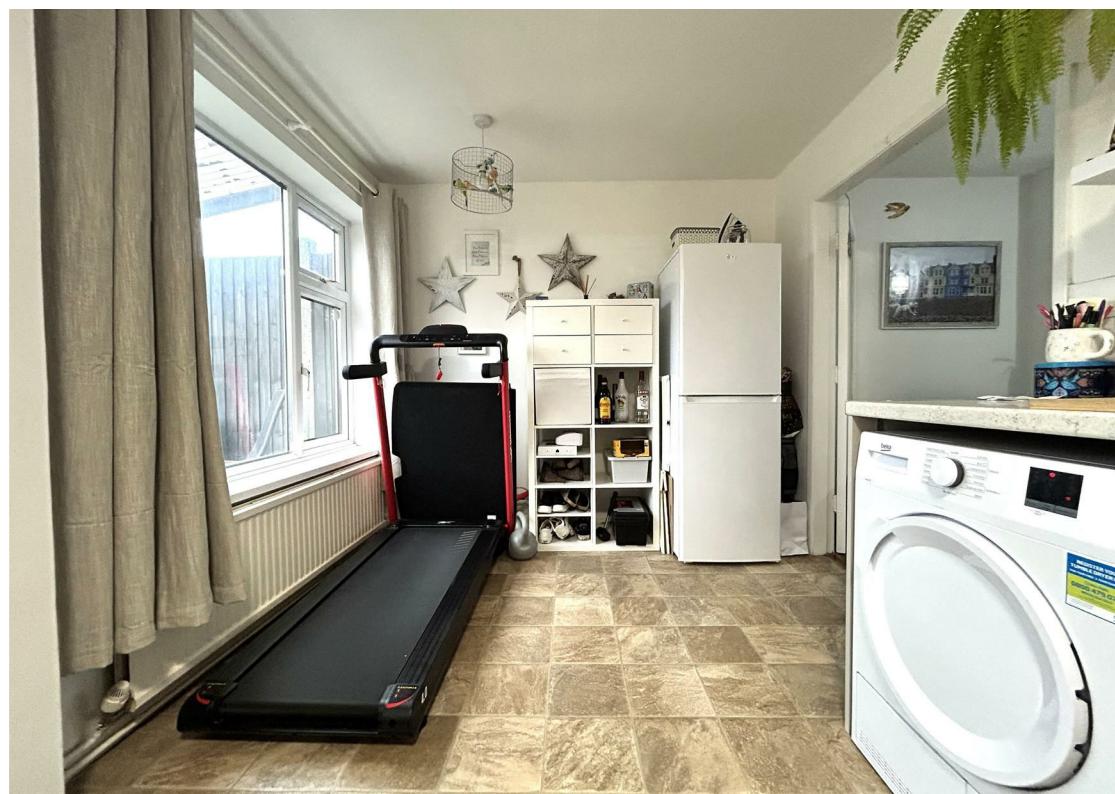


10 Broomfield  
East Goscote, Leicester, LE7 3XY  
**£205,000**



Ideal First Time Buy / Investment! Being sold with no upward chain, this immaculately presented, two bedroom town house located within close proximity to Broomfield Primary School and the village amenities offers a turn key move for potential buyers. Inside, the property briefly comprises; entrance porch, lounge, full width kitchen-diner, two spacious bedrooms and bathroom. The property also benefits from a garage in a block, front and rear gardens, uPVC double glazing and gas central heating.

- Immaculately Presented
- Two Bedroom
- Mid Town House
- Ideal FTB/BTL
- Garage In A Block
- Walking Distance To The Village Amenities
- uPVC DG & GCH
- EPC Rating C / Council Tax Band B / 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 uPVC double glazed door leading into.

## Entrance Porch

4'8" x .288'8" (1.43 x .88)

Leading into.



## Lounge

13'11" x 13'11" (4.25 x 4.25)

Light and spacious living space with electric fire and surround, uPVC double glazed window to the front aspect and internal french doors opening into the kitchen-diner.

## Kitchen-Diner

13'11" x 8'6" (4.25 x 2.61)

Fitted with a range of floor and wall mounted units with worktop and splashbacks. The kitchen also benefits from plumbing for a washing machine, electric hob, stainless steel sink and drainer unit, uPVC double glazed windows to the rear aspect and door leading out onto the rear garden.



## The First Floor Landing

With loft access, airing cupboard and provides access to the following.

## Bedroom One

13'11" x 10'9" (4.25 x 3.30)

Spacious double bedroom with uPVC double glazed window to the front aspect.



## Bedroom Two

7'8" x 11'9" (2.36 x 3.60)

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

## Bathroom

5'10" x 6'7" (1.79 x 2.02)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The bathroom also benefits from an extractor fan, radiator and an obscure uPVC double glazed window to the rear aspect.

## Outside

To the front is a lawned garden with paved path leading to the front door.

To the rear is another lawned garden with sheltered patio area, shed and back gate which in turn leads to the garage.

## Garage

With up and over 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

