



32 Greensward  
East Goscote, Leicester, LE7 3QW  
**£250,000**



**GENEROUS PLOT, SCOPE TO EXTEND, NO UPWARD CHAIN!!!**

Aston & Co are delighted to offer to the market this semi detached home set in the popular village of East Goscote. The accommodation briefly consists of, porch, lounge, kitchen-diner and a conservatory to the ground with two good size bedrooms and a bathroom to the first floor. The property also benefits from upvc double glazing, gas central heating, garage & off-road parking. Internal viewing is highly recommended and strictly by appointment only.

- Semi Detached Home set on a Generous Plot
- Potential To Extend
- Lounge, Kitchen-Diner & Conservatory
- Two Good Size Bedrooms
- Garage & Off Road Parking
- Gas Central Heating & Upvc Double Glazing
- Viewing Essential
- EPC Rating TBC, Freehold, Council Tax Band B



## 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 in to.

## Porch

3'8" x 2'11" (1.13 x 0.90 )

With laminate wood flooring, meter cupboard and provides access to the following.

## Lounge

13'10" x 13'11" (4.22 x 4.25 )

With window to the front, stairs to the first floor, fire and feature surround.

## Kitchen Diner

8'6" x 13'11" (2.60 x 4.26)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor and a sink and drainer unit.

## Conservatory

9'1" x 7'6" (2.78 x 2.31 )

Upvc double glazed conservatory with door leading into the garden.

## The First Floor Landing

With window to the side, loft hatch and provides access to the following.

## Bedroom One

10'9" x 13'11" (3.29 x 4.25 )

With window to the front.

## Bedroom Two

7'8" x 11'8" (2.35 x 3.58)

With window to the rear, fitted wardrobes and walk in shower.

## Bathroom

6'5" x 5'10" (1.96 x 1.78 )

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

## Outside

To the front is a low maintenance gravelled garden and block paved drive way which in turn leads to the garage and property.

To the rear is a generous, mature, well stocked garden with patio and lawned areas with fenced boundaries.

## Garage

21'7" x 10'8" (6.58 x 3.27 )

With up and over door power and light

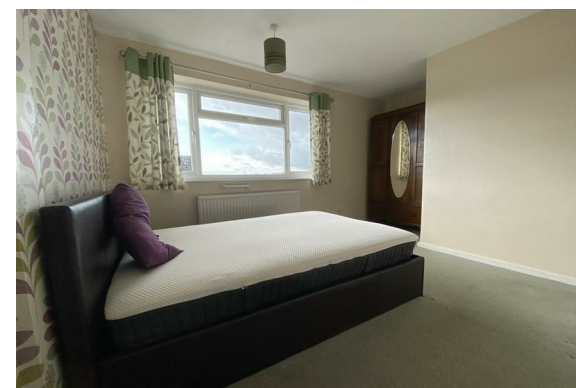
## WC

2'9" x 5'1" (0.85 x 1.56 )

With low level wc.

## Services

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



## Floor Plan



## Viewing

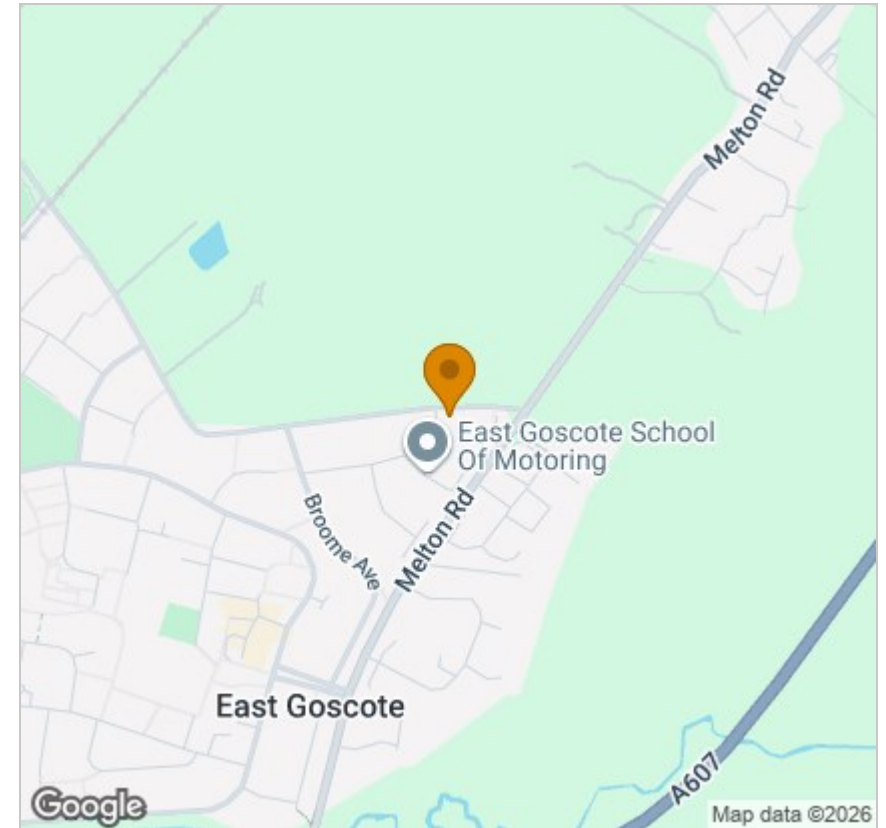
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	