



Huntsmans Dale

East Goscote, Leicester, LE7 3WW

Offers Over £300,000

Property Features

- LARGE CORNER PLOT
- THREE BEDROOMS
- UPSTAIRS SHOWER ROOM
- KITCHEN
- 23ft LOUNGE/DINER
- MATURE REAR GARDEN
- GARAGE
- OFF-STREET PARKING

Full Description

Large corner plot with potential to extend all round. This well-maintained, lovely family home benefits from THREE BEDROOMS and a SHOWER ROOM upstairs. Downstairs there is a sizeable 23ft LOUNGE/DINER with patio doors out to the MATURE REAR GARDEN and a KITCHEN which comes complete with a handy breakfast bar. To the side of the property is a GARAGE and OFF-STREET PARKING FOR 3/4 CARS to the front.

ENTRANCE HALL

9' 11" x 5' 7" (3.02m x 1.7m)

PVCu double glazed front door with stain glass window pane leading to entrance hall. Carpeted flooring, radiator and space for coats and shoes.

LOUNGE/DINER

23' 11" x 15' 9" (7.29m x 4.8m)

Generously proportioned, open plan living/dining room area running the length of the property providing great space for entertaining. Feature brick wall with open fireplace and mantelpiece. PVCu double glazed bay window to front aspect and sliding patio doors to the patio and rear garden. Carpeted flooring and radiators.

KITCHEN

13' 3" x 7' 4" (4.04m x 2.24m)

Fitted with a range of wall, base and drawer units with laminate wood effect work surfaces. Stainless steel sink and drainer, integrated double oven, halogen hob and under counter fridge and under counter space and plumbing for dishwasher. Large larder cupboard, wine rack, tiled splashback walls and carpeted flooring. Glass door to covered parking area to side of house.



LANDING

Access to loft and doors to all bedrooms and bathroom, large airing cupboard and carpeted flooring. PVCu double glazed window to side aspect.

BEDROOM ONE

12' 7" x 10' 10" (3.84m x 3.3m)

PVCu double glazed window to rear elevation, carpet flooring, wallpaper to walls and radiator.

BEDROOM TWO

10' 11" x 8' 4" (3.33m x 2.54m)

PVCu double glazed window to front elevation, carpet flooring, wallpaper to walls and radiator.

BEDROOM THREE

10' 3" x 7' 9" (3.12m x 2.36m)

PVCu double glazed window to rear elevation, carpet flooring, wallpaper to walls and radiator.

BATHROOM

8' 0" x 7' 1" (2.44m x 2.16m)

Fitted with a three piece suite comprising close coupled W.C, pedestal wash hand basin and large walk-in glass shower cubicle. Ladder style radiator, tiled walls and carpeted flooring. PVCu double glazed window to front aspect.



GARAGE

16' 4" x 8' 3" (4.98m x 2.51m)

Large practical covered car port with access door to kitchen. Garage with up and over door.

OUTSIDE

This property is located on a large delightful corner plot. The front aspect of the house comprises a large graveled driveway allowing off-street parking for multiple cars, framed by a lawned area and well tended flower beds. The side access comprises a large covered area for parking leading to the garage and side access to the garden. The lovely rear garden has a patio directly off the lounge, large sculpted mature planting, arbour seating, decorative lighting and bird bath, greenhouses and sheds. The garden is enclosed for both security and privacy.



GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs: It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements: Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering: Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note: These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

Referral Fees: We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.

