



Connells

Broome Lane
East Goscote Leicester

Broome Lane East Goscote Leicester LE7 3WQ

for sale
£295,000



Property Description

Set in the well-connected village of East Goscote, this three-bedroom semi-detached home at Broome Lane offers a spacious and versatile layout ideal for families, first-time buyers, or those looking to modernise a property to their own taste.

The ground floor features three generous reception rooms, one with sliding doors opening onto the garden providing flexible living and dining options. The kitchen is bright and functional, with wooden cabinetry, tiled splashbacks, and views over the rear garden. A useful utility area and side access add further practicality.

Upstairs, the property offers three well-sized bedrooms, each with good natural light and scope for redecoration. The bathroom and separate WC provide convenience for busy households. Several rooms show signs of ongoing or previous renovation, giving buyers a blank canvas to create a contemporary family home.

Externally, the property benefits from a private driveway, a sizeable rear garden with lawn and mature boundaries, and plenty of potential for landscaping or outdoor entertaining. The garden's depth and privacy make it a standout feature.

Located close to local amenities, green spaces, and excellent transport links into Leicester, this home combines space, potential, and a desirable village setting.

Entrance Porch

A practical enclosed porch providing a sheltered entrance into the home, ideal for coats, shoes and everyday storage.

Living Room

A generous front-facing reception room with a large window allowing excellent natural light. The room features soft green walls, a modern electric fireplace set against patterned wallpaper, and a spacious layout suitable for a main family lounge.

Dining Room

A bright rear reception room with striped feature wallpaper, a radiator, and sliding patio doors opening directly onto the garden. Perfect for dining, entertaining, or as an extended living area with views across the rear garden.

Kitchen

A well-lit kitchen fitted with white panelled cabinetry, wooden worktops and a tiled splashback. The window above the sink provides pleasant garden views, while the wooden ceiling adds warmth and character. A practical layout with scope for modernisation.

Utility

A highly useful utility space with wooden worktops, dual windows and an access door leading to the garden. The room shows signs of partial renovation, offering excellent potential for laundry appliances, storage or additional workspace.

Study/Snug/Playroom

A long and versatile room positioned off the utility room. Ideal as a dedicated home office, playroom, hobby room or secondary snug. The room's proportions allow for multiple furniture configurations, and its separation from the main living areas makes it perfect for quiet work or study time.

This space offers strong potential for buyers needing flexible, multi-purpose accommodation.

Cloakroom Wc

A ground floor WC conveniently located adjacent to the office space.

First Floor:

A central landing providing access to all three bedrooms, the family bathroom and the separate shower room.

Bedroom One

A spacious master bedroom with dual front-facing windows, beige walls and blue carpet. The room benefits from excellent natural light and offers ample space for wardrobes and bedroom furniture. Ideal for redecoration to suit personal taste.

Bedroom Two

A well-proportioned double bedroom with built-in wardrobe storage, neutral décor and grey carpet. Suitable as a child's room, guest room, study or dressing room.

Bedroom Three

A bright rear-facing double bedroom with a large window overlooking greenery. Features include a dark feature wall, grey carpet and generous floor space. A comfortable third bedroom with a peaceful outlook.

Family Bathroom

A distinctive retro-style bathroom featuring a dark bathtub with built-in handles, warm-toned tiling and wooden panelling. A mirrored wall and window enhance light and space. A unique vintage suite with clear potential for updating.

Shower Room & WC

A compact shower room with white tiling, grey wall panels and a modern toilet. A practical addition offering flexibility for busy households.

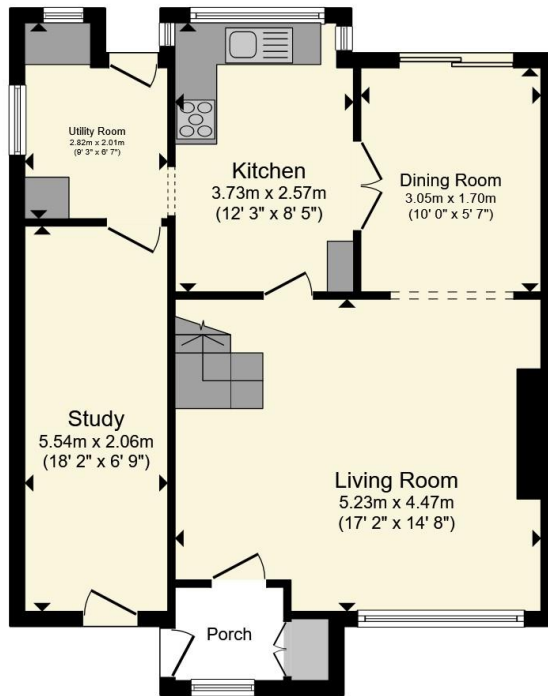
Frontage

The property features a private driveway, lawned front garden and a traditional brick façade with white-framed windows. The driveway provides off-road parking, and the frontage offers scope for landscaping to enhance kerb appeal.

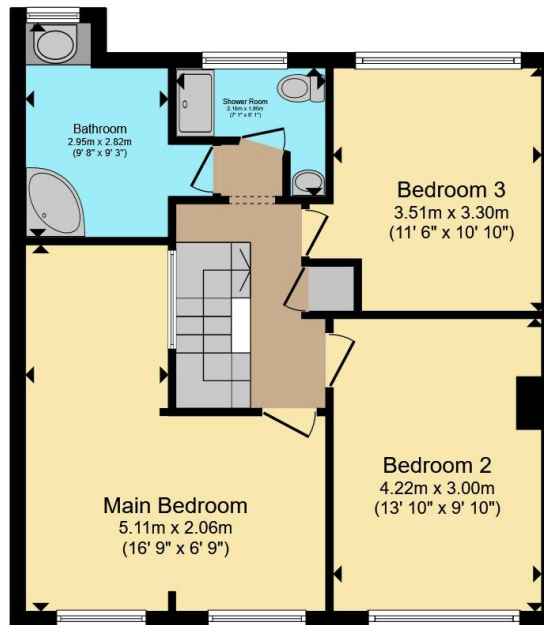
Rear Garden

A substantial rear garden with lawn, mature hedging and a rotary clothesline. Currently overgrown, the garden offers excellent potential for landscaping, outdoor seating, or family play areas. A patio area sits directly outside the rear reception room, ideal for summer dining.





Ground Floor



First Floor

Total floor area 118.4 m² (1,275 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01664 560 241

E meltonmowbray@connells.co.uk

10A High Street
MELTON MOWBRAY LE13 0TR

EPC Rating: E Council Tax
Band: C

view this property online connells.co.uk/Property/MOW307988

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MOW307988 - 0005

