

JAMES
SELICKS

10 BRAMCOTE ROAD

ROWLEY FIELDS, LEICESTER LE3 2ED

GUIDE PRICE: £375,000



A spacious and extended, three bedroom bay fronted detached home positioned on a quiet road within Rowley Fields. The property enjoys a magnificent, deep plot extending to approximately 0.15 acres.

Porch • entrance hall • cloakroom • through lounge/dining room • garden room • extended kitchen • utility room • three generous bedrooms • refitted shower room • driveway • single garage • fantastic deep rear gardens • EPC - D

Location

Located west of the city, the area provides excellent access to the professional quarters and mainline railway station, along with local shopping, bars and restaurants at nearby Braunstone Gate and Narborough Road, and access to the M1/M69 motorway networks.

Accommodation

An arched porch with black and white tiled flooring is entered via uPVC door with glazed windows above and either side. An inner door with beautiful stained glazed windows to the sides and above leads into a spacious entrance hall with wooden flooring, housing the stairs to the first floor and a ground floor cloakroom providing a white two piece suite. The lounge has a bay window to the front, ceiling coving, an open fireplace, tiled hearth and back and a timber surround, and is open to the dining room, an inset gas fire with a marble hearth and back, painted timber surround, ceiling coving and sliding patio doors leading into a garden room with tiled floor and further sliding doors onto the garden. The extended kitchen has a good range of beech effect eye and base level units, drawers and work surfaces, a one and quarter bowl stainless steel sink with a water softener, mixer tap and window above, an AEG double oven, four-ring gas hob and extractor unit above, integrated fridge and plumbing for a dishwasher. The utility room has matching units and work surfaces, a stainless steel sink, ample white appliance space, plumbing for automatic washing machine and access to the garage.

The spacious first floor landing boasts a beautiful stained glazed window and leads to three bedrooms, the master having a range of built-in wardrobes with part mirrored fronts, matching bedside units and drawers, and a refitted shower room with a built-in cupboard housing the Worcester combination boiler and providing a white three piece suite comprising an enclosed WC, an inset wash hand basin with cupboards beneath and a double shower cubicle, chrome heated towel rail, fully tiled walls and floor.

Outside

To the front of the property is a block paved driveway behind a low level wall providing car standing and giving access to a single garage. To the rear of the property are beautiful, well stocked, deep gardens with a block paved patio area and steps leading down to a paved lower seating area and formal lawns with mature planted borders, trees and shrubs.

Tenure: Freehold. **Conservation Area:** No

Local Authority: County Council, **Tax Band:** D

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: unknown

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years : None known

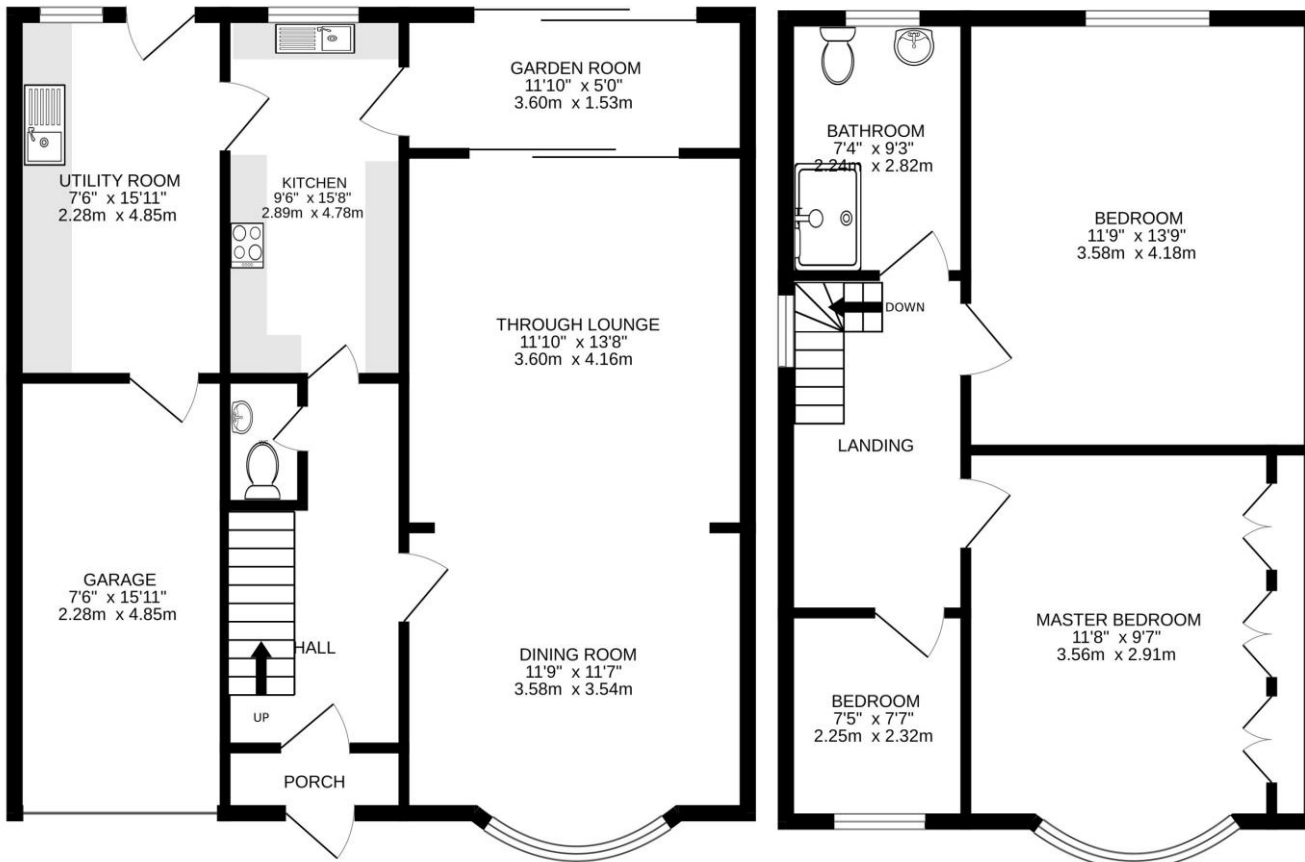
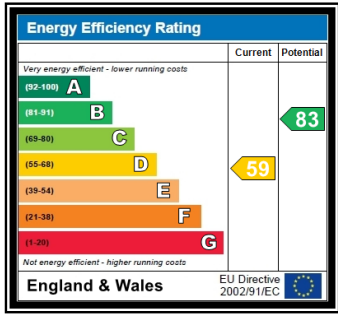
Accessibility issues: None known

Planning issues: None known









10 Bramcote Road, Rowley Fields, Leicester LE3 2ED

**Total Approximate Gross Internal Floor Area
1345 SQ FT / 125 SQ M**

Measurements are approximate.
Not to scale.
For illustrative purposes only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

