

JAMES SELICKS

70 GWENCOLE CRESCENT

ROWLEY FIELDS, LEICESTER LE3 2FH

GUIDE PRICE: £260,000



Situated on a corner plot, an attractive, three bedroom semi-detached property on the peripheries of the popular suburb of Rowley Fields. The house is thought suitable for further extension and adaptation (subject to the necessary planning consents).

Entrance hall • sitting room • family room • inner lobby • cloakroom • kitchen • dining room • three bedrooms • shower room • separate WC • driveway • single garage • good-sized, private rear lawned gardens • NO CHAIN • EPC - D

Location

Located to the west of the city centre, Rowley Fields provides good access to the professional quarters and mainline railway station, along with to the M1/M69 motorway networks and associated Fosse Retail Park; local shopping and numerous trendy bars and restaurants can be found along the nearby Braunstone Gate and Narborough Road.

Accommodation

A uPVC door with a window to side leads into an entrance hall with laminate flooring housing the stairs to the first floor with storage beneath and a useful cloakroom with a two piece suite housing the boiler. The large sitting room has a wood effect laminate flooring and inset ceiling spotlights throughout, a uPVC double glazed bay window to the front and is currently split in two via a sliding door, the rear part currently utilised as a bedroom. The kitchen has tiled flooring and inset ceiling spotlights throughout, a good range of wooden eye and base level units and drawers, glazed display cabinets and wine storage with roll edge laminate preparation surfaces and tiled splashbacks, a stainless steel circular sink and drainer unit with mixer tap and window above overlooking the garden, an integrated Bosch stainless steel double oven with Hotpoint four-ring gas hob, stainless steel splashback and extractor unit over, space and plumbing for an automatic washing machine, fridge and dishwasher, feature pendant lighting, space for a dining table and a patio door leading onto the garden.

The first floor landing has a window to the side. The master bedroom with a uPVC double glazed window to the front Bedroom two is also a small double, with wood effect laminate flooring and a uPVC double glazed window to the rear. Bedroom three (currently used as a dressing room) has wood effect laminate flooring and a uPVC double glazed window to the front. The bathroom has an opaque glazed window to the rear and provides a three piece suite comprising a corner bath with shower over, an enclosed WC and wall hung wash hand basin with a mirror and light over, a chrome heated towel rail, part tiled walls and tiled floor.

Outside

The property has a block paved driveway providing parking for three cars and access to the garage which is single width at the front and opens up towards the rear. Gated side access leads to large, unoverlooked rear gardens, mainly laid to lawn with a patio entertaining area wooden shed, shrubs, trees and plants, walled and fenced boundaries.

Tenure: Freehold

Conservation Area: No

Local Authority: Blaby District Council, Tax Band: B

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

Broadband delivered to the property: ADSL

Wayleaves, Rights of Way & Covenants: None Known

Flooding issues in the last 5 years : None Known

Planning & Accessibility issues : None Known









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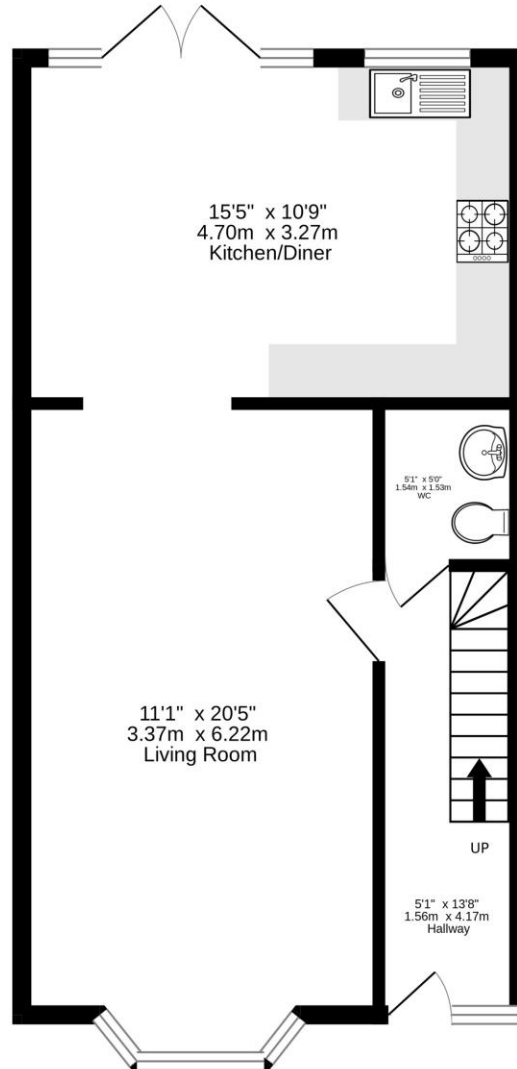
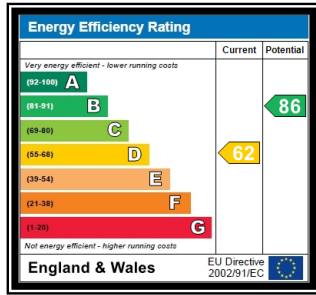
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Measures and Other Information

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.



70 Gwencole Crescent, Rowley Fields, Leicester LE3 2FH

Total Approximate Gross Internal Floor Area = 812 SQ FT / 75 SQ M

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

