

**FOR SALE**



**Sybil Road, Rowley Fields, Leicestershire, LE3 2EY**

**3 Bedrooms, 1 Bathroom, Detached House**

**Offers In Excess Of £350,000**

  
**MARTIN&CO**



- Three Bedroom Detached House
- Original Features
- Two Reception Rooms
- Walk-in Pantry
- Enclosed Rear Garden
- Convenient for Local Transport Routes and Ellesmere College
- Popular Location
- No Onward Chain
- Council Tax Band D
- EPC awaited.

**GENERAL DESCRIPTION** Loved by the current owner for several years, many features remain untouched adding to the character of the property. Two generous reception rooms and family kitchen area accessed from the inner hallway with chequerboard tiled floor and stained windows make this an ideal space for entertaining or relaxation. Downstairs has the convenience of a toilet, additional storage, and an integral garage (Though may not be suited to vehicular access). Upstairs the home continues with features including bedrooms with modesty doors and inset fireplaces, family bathroom with separate WC, making this an ideal family home. Further benefits include off road parking and enclosed rear garden. Available with no further chain, early viewing is advised.

**PORCH** A double glazed French door opens to the inset porchway which in turn leads to a hardwood door featuring a leaded, stained-glass window and opening into the main hallway.

**HALLWAY** The welcoming hallway indicates the many features found throughout the home and offers chequerboard Minton style flooring which leads to each of the reception rooms, kitchen and continues to the staircase with mahogany hand banister which in turn gives access to the first-floor accommodation. Further inclusions are a decorative lead- effect stained- glass window to the front elevation. cloak hooks, picture rail and understairs walk-in pantry.





**DINING ROOM** 14' 9" x 13' 0" (4.5m x 3.96m) The dining room is a lovely space to relax and overlooks the front aspect of the home via a uPVC frame bay window with inset stained-glass roses to the top windows. The room also features picture rails and feature fire surround with raised wooden mantle.

**LIVING ROOM** 15' 5" x 11' 5" (4.71 m x 3.48m) The living room offers views and access to the rear garden with uPVC frame walk in bay with courtesy door leading to the rear garden. The room also features a decorative fire surround with tiled inset and hearth. Further features include picture rails.

**DOWNSTAIRS WC** Including a low level flush WC, wash hand basin and window to the rear aspect.

**KITCHEN** 13' 3" x 9' 10" (4.05m x 3.01m) The kitchen offers an extensive range of wall and base units finished in an oak effect with contrasting work surface over and tiling to splash prone areas. Space and plumbing for white goods, free standing cooker and stainless-steel sink with mixer style tap over. A uPVC frame double glazed picture window gives views overlooking the rear garden with a hardwood door to the side access leading to the garage, downstairs WC, and storage cupboard.

**GARAGE/STORAGE ROOM** 13' 1" x 6' 3" (4.01m x 1.93m) The garage space (Please note - this may not be suited to vehicular access, caution is advised) creates an ideal storage area with up and over door, storage cupboard and downstairs WC. Access to the rear garden is available via an outward door with glazed inset window, providing pedestrian access via a ramp facility with handrail.



**FIRST FLOOR ACCOMMODATION**

**LANDING** Access to the first-floor accommodation is from the hall with spindle balustrade and contrasting handrail. Offering a window to the side aspect. The landing offers access to each of the bedrooms, family bathroom and WC.

**BEDROOM ONE** 15' 3" x 11' 11" (4.67m x 3.65m) Overlooking the front aspect with uPVC bay and complementing stained glass inset roses to the upper window. The room also has a focal inset fireplace and picture rails. Accessed via a modesty door with bubble glass pane window inset

**BEDROOM TWO** 13' 3" x 13' 0" (4.04m x 3.96m) Offering views to the rear aspect via a uPVC frame double glazed window. Featuring an inset fireplace and including a built-in cupboard. Accessed via a modesty door with bubble glass pane window inset

**BEDROOM THREE** 9' 6" x 7' 3" (2.91m x 2.22m) Located to the front of the home, including a uPVC frame double glazed window, and continuing the inset rose stained glass. Accessed via a modesty door with bubble glass pane window inset.

**WC** A low level flush WC. A window to the side elevation.

**BATHROOM** The bathroom offers a two-piece suite comprising, side panel bath and pedestal wash hand basin with opaque glazed window to the rear elevation. Further including a range of purpose-built storage cupboards. There is tiling to splash prone areas.

**REAR GARDEN** The enclosed rear garden has been enjoyed over the years, separated into areas of interest including a focal circle centre piece, side patio and meandering pathways with mature plants, lawn, and patio area. A lovely area to enjoy with the security of being accessed only via the main house and capturing sunlight until late afternoon.



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