



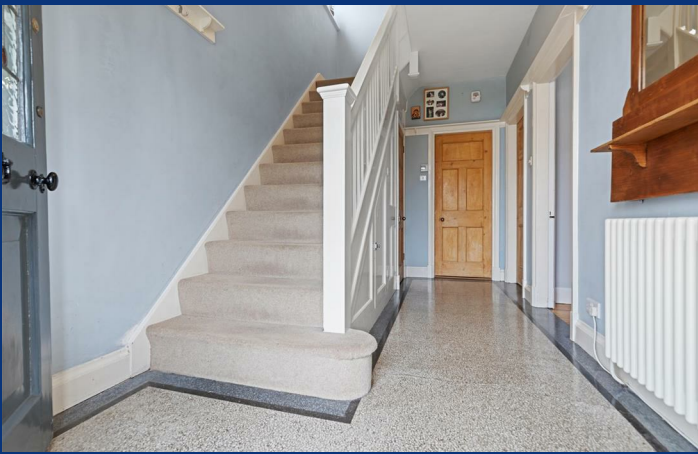
59 SYBIL ROAD, ROWLEY FIELDS, ROWLEY FIELDS, LE3 2EY

OFFERS IN EXCESS OF £315,000

ANDREW GRANGER & CO

LEICESTER • LOUGHBOROUGH • MARKET HARBOROUGH • LONDON

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A beautifully presented and appointed period three bedroomed semi detached home situated in a popular and sought after position within Rowley Fields. The property is understood to have been constructed in the 1930's and retains many period features. The light and airy accommodation is arranged over two floors and is approached via an open entrance porch, entrance hallway the original Terrazo flooring, cloaks /w.c, sitting room with large bay window to the front and beautiful fireplace, double doors lead to the dining room, dining kitchen with multi fuel burner. First floor spacious landing, three bedrooms and large family bathroom. To the outside there is off road parking, single garage and mature private gardens to the rear.

LOCATION

The property is situated within this convenient residential area west of Leicester within the sought after Rowley Fields area of the city. The property is located close to the City Centre with an excellent range of shops on Narborough Road and more comprehensive shopping facilities at Fosse Park Shopping Centre and Leicester City Centre. For the commuter the M1 is accessible at Jct 21 which links to the M69 and Leicester has mainline rail services to London St Pancras International and beyond.

VIEWINGS

All viewings should be arranged through Andrew Granger & Company 0116 2429922.

ACCOMMODATION IN DETAIL

GROUND FLOOR

ENTRANCE HALLWAY

Via an impressive half glazed decorative leaded front door with glazed side screens, original Terrazo flooring, radiator, deep picture rail, wide staircase with original open balustrade rising to the first floor and doors leading to the sitting room and dining kitchen,.

CLOAKS /W.C

Comprising low flush w.c, subway style tiling, pedestal wash hand basin and wall mounted Worcester gas fired central heating boiler. Small UPVC double glazed window to the side elevation.

SITTING ROOM 14'11" x 12'6" (4.55 x 3.83)

A delightful light and airy room with large UPVC double glazed bay window to the front elevation, beautiful open fireplace, large feature wall mounted contemporary radiator, coving to the ceiling, corner built in display cabinet with shelving and cupboard space under, exposed wooden flooring and double doors leading to;

DINING ROOM 15'5" x 11'5" (4.70 x 3.50)

A light an airy dining room with wooden flooring, deep picture rail, feature fireplace, coving to ceiling, wall mounted radiator and French glazed door with windows to either side overlooking the rear gardens,

DINING KITCHEN 19'8" x 12'4" (6.01 x 3.78)

A generously proportioned dining kitchen with large dining area with floor mounted multi fuel burner, wooden mantel over, UPVC double glazed window to the rear elevation. Free standing low level units with stainless steel and wooden work surface over, large cooker with six ring gas hob and large canopy extractor fan over, inset sink and



drainer unit, subway style tiled surround, wall mounted cupboards. UPVC half glazed door to the front elevation, UPVC double glazed window and door leading onto the rear gardens.

FIRST FLOOR

LANDING

A good sized landing space with UPVC double glazed window to the side elevation.

BEDROOM 1 14'11" x 11'11" (4.56 x 3.65)

With large UPVC double glazed bay window to the front elevation, radiator, built in wardrobes and exposed wooden flooring.

BEDROOM 2 12'1" x 10'11" (3.69 x 3.33)

UPVC double glazed window to the rear, radiator and exposed built in wardrobes.

BEDROOM 3 10'2" x 7'4" (3.10 x 2.25)

With UPVC square bay window to front elevation and radiator.

FAMILY BATHROOM 9'3" x 8'9" (2.84 x 2.69)

A generously proportioned family bathroom comprising low flush w.c, large corner shower with tiled surround, bath with central taps, radiator, pedestal wash hand basin, ceiling spot lights, extractor fan and UPVC double glazed window to the rear elevation.

OUTSIDE

To the front of the property there is car standing leading to single garage. Front lawned garden,

GARAGE 16'11" x 7'11" (5.16 x 2.42)

With double timber doors, plumbing for washing machine and wooden unit with belfast sink, side personnel doorway.





REAR GARDENS

To the rear of the property there is a delightful private garden with patio area immediately to the rear of the property, Lawned gardens with deep borders, raised large brick plinth providing further seating area.

MONEY LAUNDERING

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

APPRASIALS & SURVEYS

If you have a house to sell then we offer a Free Valuation, without obligation.

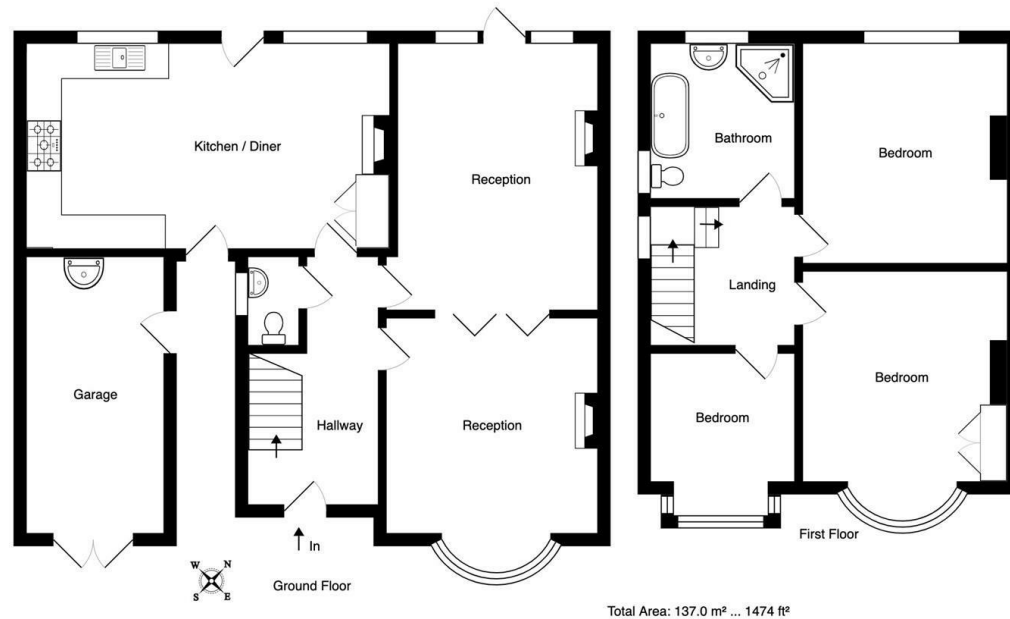
Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on 0116 242 9933.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating D.



FLOOR LAN



Total Area: 137.0 m² ... 1474 ft²

All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
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LOCATION



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