



10 Lyncote Road  
Rowley Fields, LE3 2EL

£395,000

# 10 Lyncote Road

Rowley Fields, Leicester, LE3 2EL

Traditional double bay fronted 4 bed semi detached house in popular location close to Fosse Park and M1/69 motorway junction. The property, built in 1934 has been comprehensively and thoughtfully improved by the current owners. The property benefits from full gas central heating (boiler less than 4 years old), UPVC double glazing to most windows, conversion of loft space. The accommodation comprises hall, two reception rooms, superb kitchen with appliances. Upstairs, landing, 3 bedrooms, bathroom, top floor with master bedroom and en-suite shower. Driveway to front, garage. Private East facing 100' gardens to rear. Internal inspection highly recommended! Freehold. Council Tax Band C.

## Entrance Hall

An impressive welcoming entrance hall with an imposing staircase. UPVC double glazed entrance door with stained glass rose petal design & leaded glazed side panel, Travertine flooring with under floor heating, understairs store, stairs to first floor.

## Cloaks/wc

Tiled flooring, wash hand basin, wc, fully tiled walls.

## Dining Room

14'9" x 11'9" (4.50m x 3.60m)

A delightful front facing reception room used by the current owners as a dining room but could easily be a living room. UPVC double glazed 6 pane leaded bay window, radiator, laminate wood flooring, picture rails.

## Sitting Room

18'0" x 11'10" (5.50m x 3.62m)

The main reception room with a deep bay window overlooking the private East facing rear gardens. UPVC double glazed leaded bay window to rear, radiator, fitted carpet, coal effect gas fire set in sandstone fireplace. Traditional arched glass fronted display cabinets, inset surround sound speakers, lights to ceiling.

## Superb Fitted Kitchen

15'6" x 10'7" (4.73m x 3.24m)

A superb fitted kitchen with sleek modern units and a range of high quality integrated appliances. UPVC double glazed French doors with internal blinds & a UPVC double glazed window each facing the rear, lights to ceiling. Travertine flooring with under floor heating. Fitted with a range of reed green base, drawer & eye level units, Silestone work surfaces, central island with one and a half bowl sink unit with mixer taps, integrated Bosch microwave. Fan-assisted Hotpoint electric double oven and 4 ring gas hob with extractor hood over. Integrated dishwasher, fridge/freezer. Provision and space for washing machine and tumble dryer. Viessman pressurized gas central heating boiler located in wall unit.

## First Floor Landing

The landing has a delightful original stained glass window to the side aspect which has been carefully restored by the current owners retaining all of its original character. Fitted carpet, coving. The landing L-shapes into a second area with a staircase leading up to the master bedroom on the top floor.

## Bedroom Two

13'8" x 11'5" (4.17m x 3.50m)

UPVC double glazed 6 pane bay window to rear, laminate flooring, radiator, bespoke built-in wardrobes including a dressing table with drawers and a bedside cabinet.

## Bedroom Three

16'1" x 11'9" (4.92m x 3.60m)

UPVC double glazed bay window to front, laminate flooring, radiator, built-in wardrobes with a range of hanging space, drawers and shelving.

## Bedroom Four

12'4" x 8'6" (3.76m x 2.61m)

UPVC double glazed window to front, laminate flooring, radiator, a fitted desk with multiple drawers and built-in wardrobes.

## Bathroom

8'9" x 7'5" (2.68m x 2.27m)

A really stylish bathroom with a four piece bathroom suite including a double ended bath and separate shower. UPVC double glazed opaque window, chrome heated towel rail, tiled flooring, fully tiled walls, lights to ceiling, bath, separate shower, wash hand basin, wc. Extractor fan, lights to ceiling.

## Bedroom One

15'7" x 13'11" (4.77m x 4.26m )

Top floor bedroom with shower en-suite. UPVC double glazed window to rear, double glazed skylight providing additional light, vinyl tiled flooring, sleek modern built-in wardrobes, access to additional eaves space.

## En-suite Wet Room

Fully tiled walls, extractor fan, mains shower, vanity wash hand basin, wc, extractor fan.

## Outside

To the front of the property is a paved driveway for two or three cars parked side by side, a circular gravelled area and shrubs.

The rear gardens are approx 100' long with paved patio, lawns, fully fenced boundaries and a gate to the side. At the top of the garden there is a large decking area and timber shed.

## Local Authority & Council Tax Information LCC

This property falls within Leicester City Council ([www.leicester.gov.uk](http://www.leicester.gov.uk))

It has a Council Tax Band of C which means a charge of £2140.20 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)

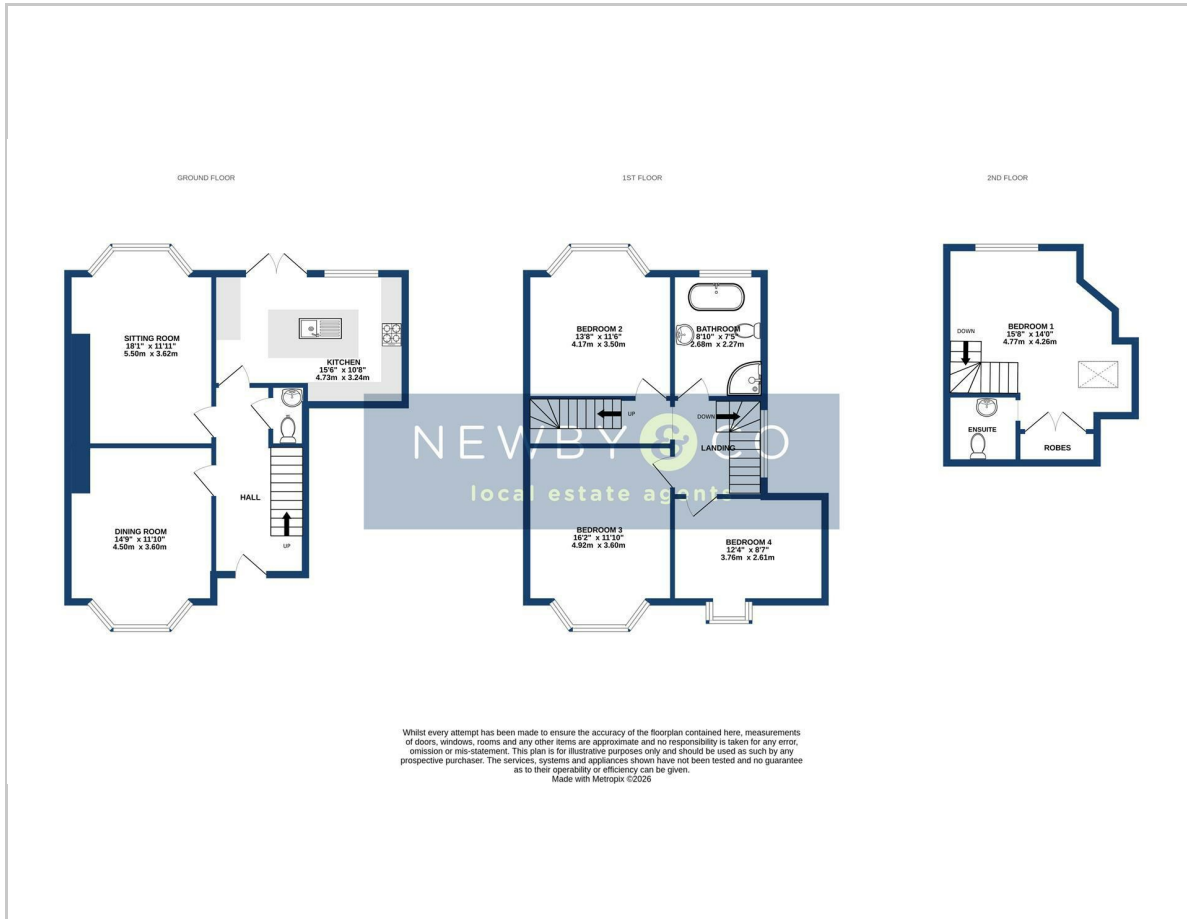
## Garage

15'5" x 9'0" (4.72m x 2.75m)

Attached brick garage with timber gates, light and power and the electrical consumer unit.



## Floor Plan

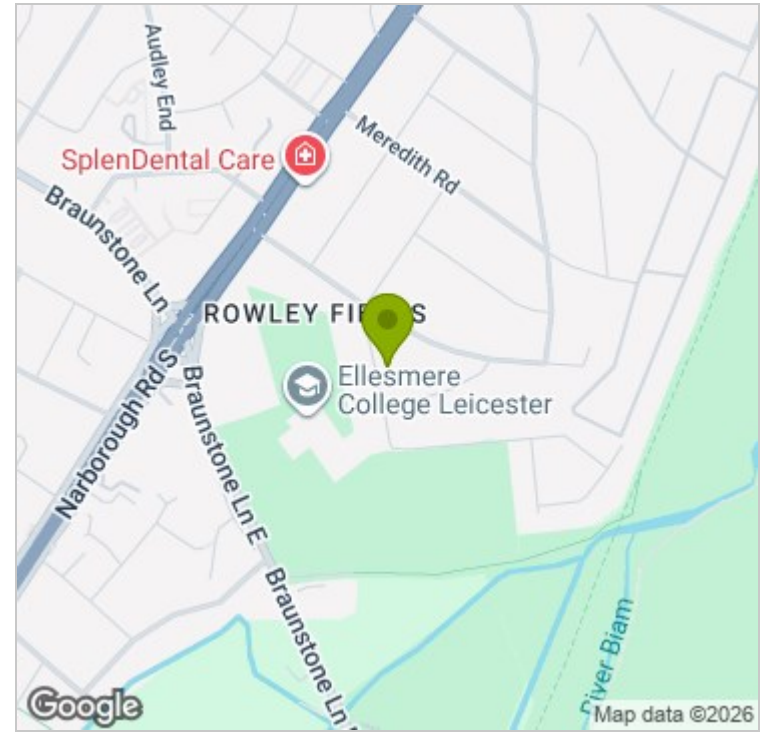


## Viewing

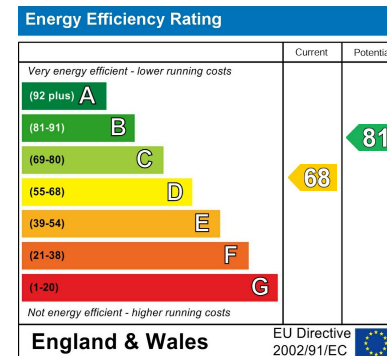
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph



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