

## FLOOR PLAN

### DIMENSIONS

#### Entrance Hall

**Lounge**  
14'04 x 13'05 (4.37m x 4.09m)

**Family Living Kitchen**  
16' x 19'10 (4.88m x 6.05m)

**Walk In Pantry**  
5'11 x 5' (1.80m x 1.52m)

**Utility Room**  
8'10 x 5'03 (2.69m x 1.60m)

**Downstairs Cloakroom**  
8'10 x 2'01 (2.69m x 0.64m)

#### Landing

**Bedroom Two**  
16'01 x 11'05 (4.90m x 3.48m)

#### En Suite

**Bedroom Three**  
14'08 x 12'01 (4.47m x 3.68m)

**Bedroom Four**  
12'05 x 7'09 (3.78m x 2.36m)

**Family Bathroom**  
8'11 x 7'11 (2.72m x 2.41m)

#### Landing

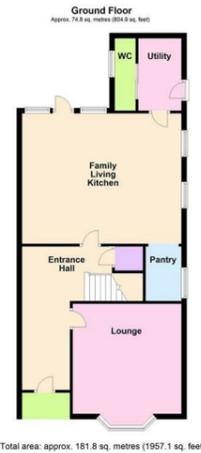
**Bedroom One**  
22'08 x 12'04 (6.91m x 3.76m)

**En Suite Shower**  
8'02 x 3'01 (2.49m x 0.94m)

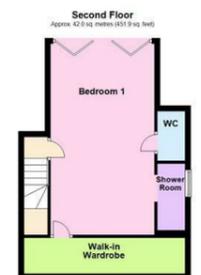
**Ensuite WC**  
5'09 x 3'01 (1.75m x 0.94m)

#### Walk In Wardrobe

**Workshop**  
14'08 x 16'08 (4.47m x 5.08m)



Total area: approx. 181.8 sq. metres (1957.1 sq. feet)



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR  
Telephone: 0116 2811 300 - Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 2811 300 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
**Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY.** Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

20 Somerville Road, Rowley Fields, Leicester, LE3 2ET

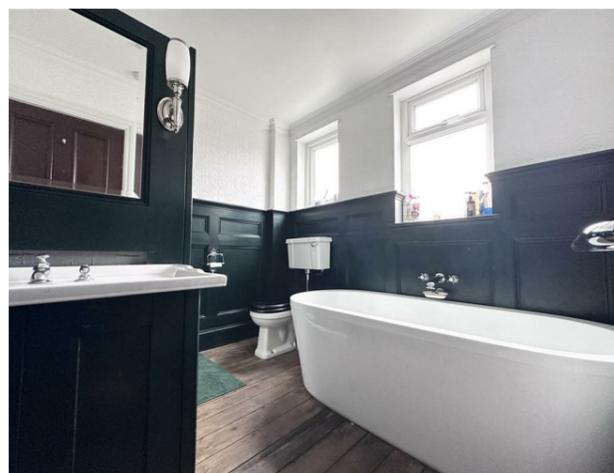
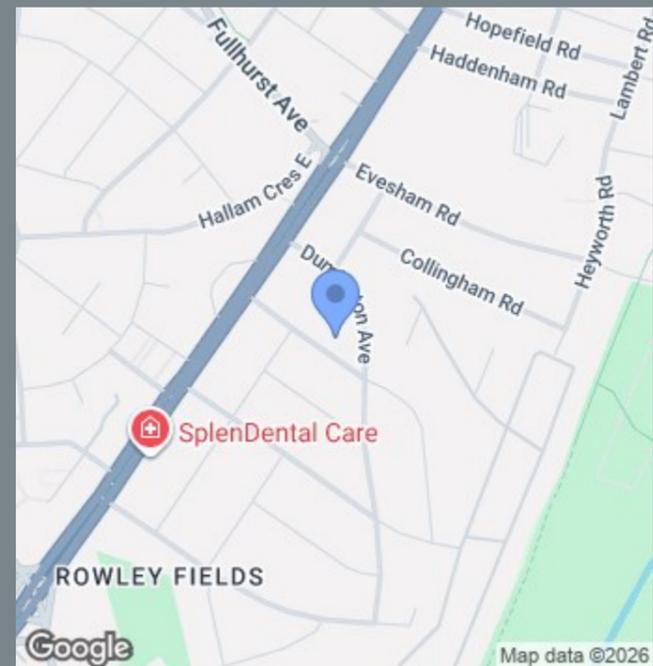
Offers In Excess Of £375,000

# OVERVIEW

- Stunning Family Home With Original Features
- Tree Lined Road In Popular Location
- Entrance Hall, Lounge
- Family Living Kitchen, Walk In Pantry
- Utility Room & Downstairs Cloakroom
- Four Double Bedrooms & Family Bathroom
- En Suite, Walk In Wardrobe & Balcony To Primary
- Driveway & Enclosed Rear Garden With Workshop
- EER Rating - C, Freehold
- Council Tax Band - D

# LOCATION LOCATION....

Rowley Fields is a vibrant and diverse neighbourhood in Leicester, offering a unique blend of urban convenience and community spirit. Nestled within the city, Rowley Fields is known for its mix of independent shops, eateries, and markets that reflect the area's rich cultural tapestry. The neighbourhood is well-served by local amenities, including schools, parks, and community centers, making it an ideal place for families and individuals alike. The proximity to the city centre provides easy access to a wider range of services, entertainment options, and employment opportunities. Transport links in Rowley Fields are robust, with bus routes and proximity to major roads facilitating convenient travel across Leicester and beyond. This connectivity enhances the neighbourhood's appeal.



# THE INSIDE STORY

Discovered on a serene tree-lined road in a coveted location, this deceptively spacious family home is a hidden treasure that demands a viewing to truly grasp the love and meticulous attention to detail bestowed upon it by the current owners. It's a home that radiates pride of ownership from the moment you lay eyes on it, promising a haven of comfort and style within. Upon entering, the original tiled floor in the entrance hall sets the tone for the charming character that unfolds throughout. The lounge, graced with a bay window and a stunning fireplace, is a warm and inviting space that beckons relaxation. The heart of the home is the family living kitchen, a space that seamlessly blends functionality with elegance. The wooden worktops and matching island create a rustic yet sophisticated ambiance, while the open fire adds a cosy touch. The door leading into the garden offers a seamless transition to the outdoors, and the walk-in pantry, utility, and downstairs WC ensure convenience and practicality.

Ascending to the first floor, you'll find three generous double bedrooms and a luxurious four-piece suite bathroom, each space thoughtfully designed for comfort and style. The second floor reveals the pièce de résistance: the primary bedroom. With its beamed ceiling, bifold doors opening the entire room to a Juliet balcony, and an en suite walk-in shower and WC, it's a sanctuary of relaxation and luxury. The walk-in wardrobe completes this opulent retreat, offering ample space for all your needs. Outside, the driveway to the front provides convenient parking, while the enclosed garden is a delightful surprise. Complete with a workshop and a treehouse, it's a space that caters to both relaxation and play, making it an ideal setting for family life. In essence, this family home is a masterpiece of design and care, a place where every detail has been considered to create a living environment that is both beautiful and functional.

