

FLOOR PLAN

DIMENSIONS

Entrance Hall

Lounge
15'35 x 11'95 (4.57m x 3.35m)

Dining Room
13'06 x 7'9 (4.11m x 2.36m)

Sitting Room
15'42 x 10'23 (4.57m x 3.05m)

Utility Room
8'6 x 7'03 (2.59m x 2.21m)

Downstairs Shower Room
6'10 x 2'52 (2.08m x 0.61m)

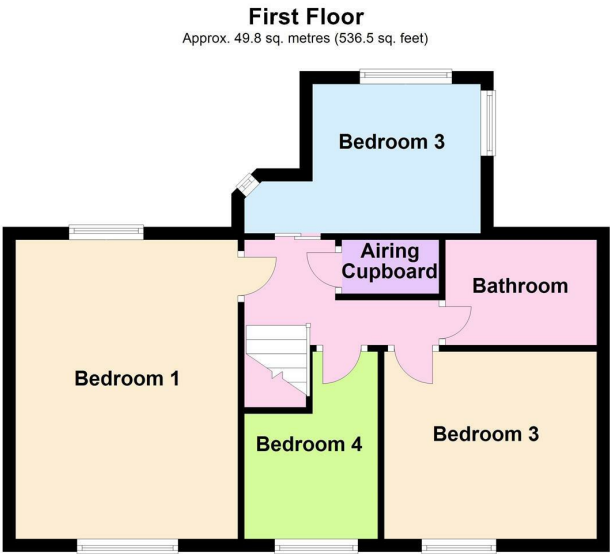
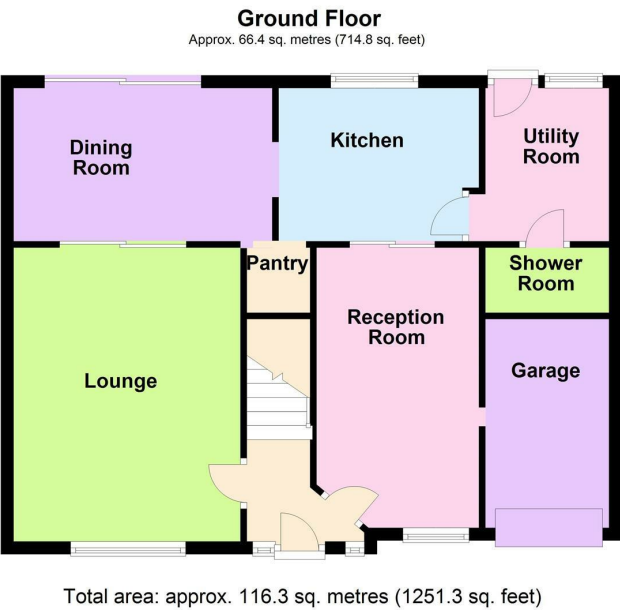
Bedroom One
15'43 x 10'11 (4.57m x 3.33m)

Bedroom Two
12'85 x 7'9 (3.66m x 2.36m)

Bedroom Three
10'10 x 9'5 (3.30m x 2.87m)

Bedroom Four
10'10 x 6'10 (3.30m x 2.08m)

Family Bathroom
7'8 x 5'5 (2.34m x 1.65m)

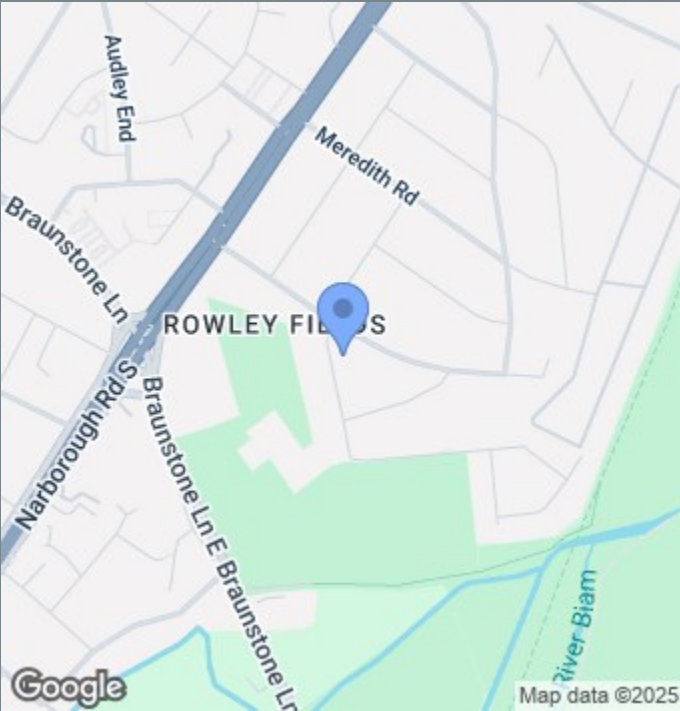


OVERVIEW

- Four Bedroom Semi Detached Family Home
- Fitted Kitchen
- Dining Room
- Modern Lounge
- Sitting Room - Extra Reception Room For Relaxation
- Downstairs Shower Room
- Family Bathroom
- Driveway Offering Parking And Garage
- Enclosed Rear Garden
- Freehold, Council Tax Band C, EER Rating To Be Advised

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

Situated in a popular and convenient area with excellent access to motorway links, this spacious four-bedroom semi detached family home offers generous living space and versatile accommodation ideal for families.

Enter through the front door into the entrance hall with doors leading to your downstairs living. The welcoming lounge has a charming period fireplace, a second reception room perfect for relaxing or entertaining, and a bright dining room that flows seamlessly into a fitted kitchen, complete with a good-sized walk-in pantry and an array of wall and base units A separate utility room provides plumbing for all appliances, whilst a modern downstairs shower room adds convenience . Upstairs, you'll find four well-proportioned bedrooms and a contemporary family bathroom, comprising of a bath with shower attachments on the taps, wash hand basin and low level WC.

Externally, the property boasts a driveway with parking for multiple vehicles, a garage for additional storage, and a beautifully maintained enclosed rear garden with mature planting—perfect for outdoor entertaining or enjoying peaceful moments. This is a wonderful opportunity to secure a characterful home in a prime location. Early viewing is recommended.

