

83 SOMERVILLE ROAD

ROWLEY FIELDS, LEICESTER



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

83 Somerville Road

Rowley Fields
Leicester LE3 2EW

£265,000

A spacious, three bedroom semi-detached property boasting three reception rooms with the potential to extend above the garage, subject to the necessary planning consents.

Entrance porch | entrance hall | sitting room | family room | dining room | kitchen | pantry | three bedrooms | bathroom | driveway | garage | good-sized rear gardens | EPC-D

LOCATION

Rowley Fields lies to the west of the city centre, providing excellent access to the professional quarters and mainline railway station, along with access to the M1/M69 motorway networks and associated Fosse Retail Park; local shopping and trendy bars and restaurants found along the nearby Braunstone Gate and Narborough Road.

ACCOMMODATION

The property is entered via a porch and uPVC door with glazed decorative insert and windows either side; a further uPVC and half glazed door with windows either side and above leads into the entrance hall which has ceiling coving, picture rail and houses the stairs to the first floor and an understairs storage cupboard. The sitting room has a bay window to the front elevation, ceiling coving and picture rail. The family room has ceiling coving and sliding patio doors to the rear elevation. The dining room has picture rail and a square bay window overlooking the rear garden.

The kitchen has a range of eye and base level units and drawers, ample work surfaces, one and half bowl stainless steel sink and drainer unit with mixer tap above, tiled splashbacks, stainless steel integrated oven with four ring gas hob and extractor over, pantry cupboard, space and plumbing for automatic washing machine, window and door to rear elevation.

To the first floor, a landing leads to the large master bedroom which has a range of built-in wardrobes and cupboards and a bay window to the front elevation. Bedroom two has ceiling coving, a range of built-in wardrobes, cupboards and drawers and a window to the rear elevation. Bedroom three has a picture rail and window to the front elevation. The accommodation is completed by a bathroom with a four piece suite comprising panelled bath with shower over, shower cubicle, enclosed WC and wash hand basin with cupboard beneath and mirror and light above, electric shaver point, chrome heated towel rail, fully tiled walls and floor.

OUTSIDE

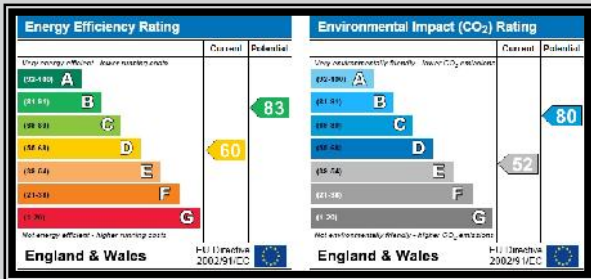
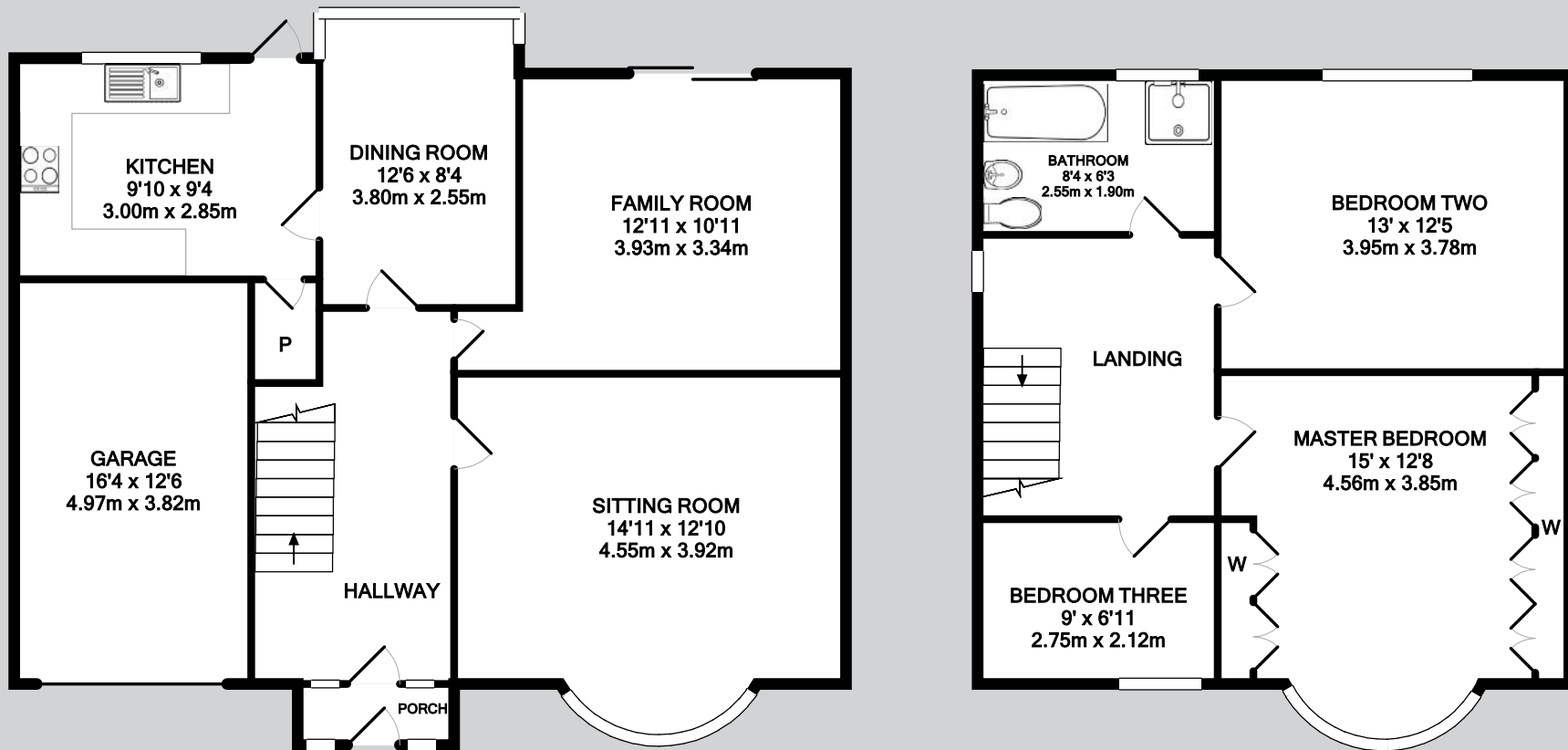
To the front of the property is a block paved car standing area behind a low level wall giving access to the garage with up and over door. To the rear of the property is a patio entertaining area and a lawned area with shrubbed borders and fenced boundaries.

DIRECTIONAL NOTE

Proceed out of Leicester via the A5460 Narborough Road, passing over the traffic light complex and taking the second left hand turn onto Somerville Road where the property can be located on the right hand side as indicated by the Agent's "For Sale" sign.







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Total Approximate Gross Internal Floor Area
1141 SQ FT / 106 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.