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### £325,000 Semi-Detached House





#### **Dumbleton Avenue, Rowley Fields,** Leicester, LE3 2EG

## **Property Summary**

Offered with no upward chain this well appointed extended three bedroom semi detached family home sits upon a generous plot and is situated in the sought after location of Rowley Fields. The accommodation comprises of entrance porch to main hall, lounge, dining room, extended fitted kitchen, conservatory, landing to three bedrooms and a four piece bathroom, front and rear landscaped gardens, car standing space and garage. Internal inspection comes highly recommended.











		Current	Potentia
Very energy efficient	- lower running costs		
(92-100) <b>A</b>			
(81-91)			84
(69-80)	С		
(55-68)	D		
(39-54)	E	54	
(21-38)	F		
(1-20)	G		
Not energy efficient -	higher running costs		

- Extended Semi Detached
- Three Bedrooms
- Highly Sought After Location •
- Large Plot •
- No Upward Chain •
- Ground Floor Utility And WC
- Garage
- **Refurbished Four Piece Bathroom**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All me asurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- 🛉 46 Long Street, Wigston, Leicestershire, LE18 2AH
- 🔀 info@phillipsgeorge.co.uk **C** 0116 216 8178

