



Rowley Fields Avenue, Rowley Fields
Leicester, LE3 2ES

£325,000

Property Features

- No Chain
- Detached House
- Basement
- Potential For Conversion
- Planning Permission To Extend Basement
- Extensive Rear Garden
- Bathroom & Shower Room
- Walk In Wardrobe
- Lots Of Potential
- Call To View

Full Description

SUMMARY

An interesting property that offers flexibility for all types of buyer. The property could be used in its existing form as a residential dwelling or there is the option to convert the basement into a self-contained annexe. The current owner has obtained planning permission to extend the basement by a further 8 meters. This is not your average property and would suit a buyer with imagination and vision. For more information or to view call Phillips George on 01162168178.

ENTRANCE HALL

With Parquet floor, under stairs storage cupboard, two windows to the front elevation, stairs off to the first floor and radiator.

DINING ROOM

13' 6" max x 12' 3" plus bay (4.11m x 3.73m)

Having Parquet floor, bay window to the front elevation, spotlights, open fire with fireplace and windows to each side elevation.

LOUNGE

13' 6" max x 11' 10" (4.11m x 3.61m)

Having Parquet floor, log burner and fireplace, spotlights, radiator and patio doors to the rear.

SHOWER ROOM

8' 5" x 5' 8" (2.57m x 1.73m)

Comprising shower, pedestal wash hand basin, low flush w.c., Parquet floor, tiled splash backs, heated towel rail and windows to the side and rear elevations.

KITCHEN

11' x 7' 4" (3.35m x 2.24m)

Comprising base and wall mounted units with complementary work surfaces, built in 5 ring gas hob, electric cooker, grill and extractor hood, tiled splash backs, plumbing for washing machine and dishwasher, sink unit with drainer, spotlights, tiled floor, two windows to the side elevation, radiator and door to the rear.



LANDING

With spotlights, window to the side elevation, radiator and access to the loft. The loft is part boarded.

BEDROOM

11' 8" max x 10' 5" (3.56m x 3.18m)

Having walk in wardrobe, built in wardrobes, radiator and window to the front elevation.

BEDROOM

13' 5" max x 10' 7" (4.09m x 3.23m)

With laminate floor, built in wardrobes, window to the rear elevation and radiator.

BEDROOM

16' 9" x 8' 6" (5.11m x 2.59m)

Having storage in the eaves, radiator and windows to the side and rear elevations.

BATHROOM

7' 10" x 7' 3" (2.39m x 2.21m)

Being fully tiled and comprising corner Jacuzzi bath with shower over, bidet, vanity wash hand basin, low flush w.c., extractor fan, heated towel rail and windows to the side and rear elevations.

BASEMENT

35' 5" max x 18' 3" max (10.8m x 5.56m)

Currently being used for storage and housing the combi boiler and solar water tank. The basement has planning permission to be extended by eight meters in to the rear garden. With the relevant consents the basement could either be refurbished to be used as a main part of the home or converted in to a self-contained annexe.

GARAGE

15' 2" x 8' 5" (4.62m x 2.57m)

With courtesy door to the main residence and double front access doors.

OUTSIDE

The front of the property has a small lawned garden area and driveway leading to the garage. There are two side access to the rear, one which goes down the side of the house and can be used as direct access to the basement. The second leads round to the elevated patio area. The rear garden is extensive and mainly laid to lawn. There are fruit trees, shrubs, plants, garden shed, greenhouse, vegetable plot within the lawned part of the garden. There is also an elevated patio area with steps leading down to the main garden.

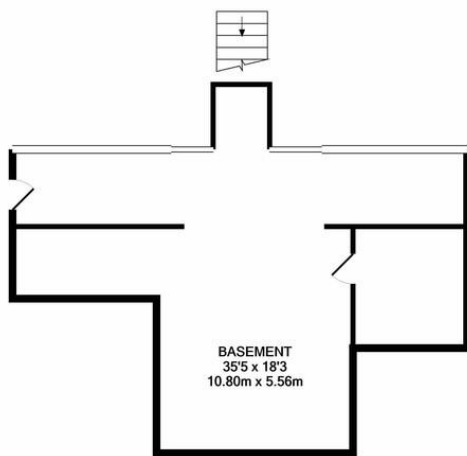


EPC Rating

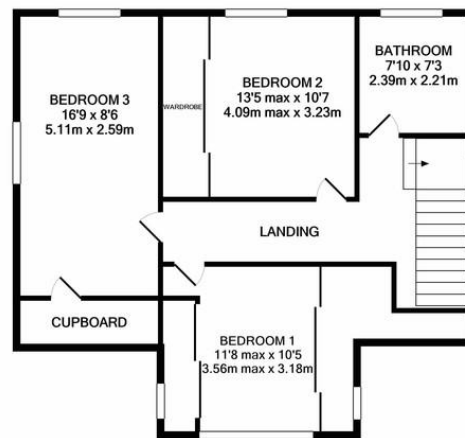
EPC to be confirmed



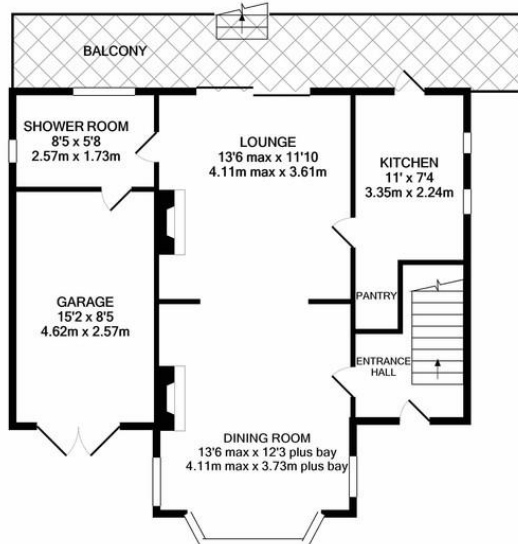
Floorplan



BASEMENT LEVEL
APPROX. FLOOR
AREA 522 SQ.FT.
(48.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 686 SQ.FT.
(63.7 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 700 SQ.FT.
(65.0 SQ.M.)

FLOOR PLAN BY PHILLIPS GEORGE
TOTAL APPROX. FLOOR AREA 1908 SQ.FT. (177.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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