

Sybil Road
Rowley Fields, Leicester

Offers in excess of: £390,000





TARMAK

59

- Extended Semi Detached Home
- Principal Bedroom Suite With Modern En Suite Shower
- Driveway And Detached Garage
- Landscaped Rear Garden With Mature Trees And Borders
- Two Reception Rooms With Characterful Features
- Double Bay Windows Providing Excellent Natural Light
- Kitchen Overlooking Rear Garden With Garden Access
- Versatile Ground Floor Layout For Family Living
- Recently Redecorated Throughout
- Sought After Location

Constructed in an era renowned for solid craftsmanship and generous proportions, this attractive semi-detached home on Sybil Road has been thoughtfully enhanced and extended to create a superb family home, blending period character with modern living.

The property is set behind a private driveway, a partially lawned front garden with established planting and access to a detached garage. Internally, the home immediately showcases its heritage through a welcoming light filled hallway with original terrazzo floor and recently redecorated finishes, leading to the generously proportioned ground floor living space.

To the front, the principal reception room is centred around a feature fireplace, with characterful features including an original bookcase and wooden floors. The room benefits from a striking double bay window, allowing excellent natural light. This flows through to a separate dining room, with a second feature fireplace providing an ideal setting for entertaining. A bright breakfast room and kitchen is accessed via the main hallway. The kitchen is well-appointed with a range of fitted units and generous worktop space, original floor to ceiling cupboards and enjoys a delightful outlook over the directly accessible rear garden framed through two large windows and a glass door flooding the room with natural light. The ground floor layout is both practical and versatile, further benefitting from a convenient WC. Access to the garage is provided via a side door, which includes ample storage space, providing a utility area with a Belfast kitchen sink and plumbing for a washing machine.

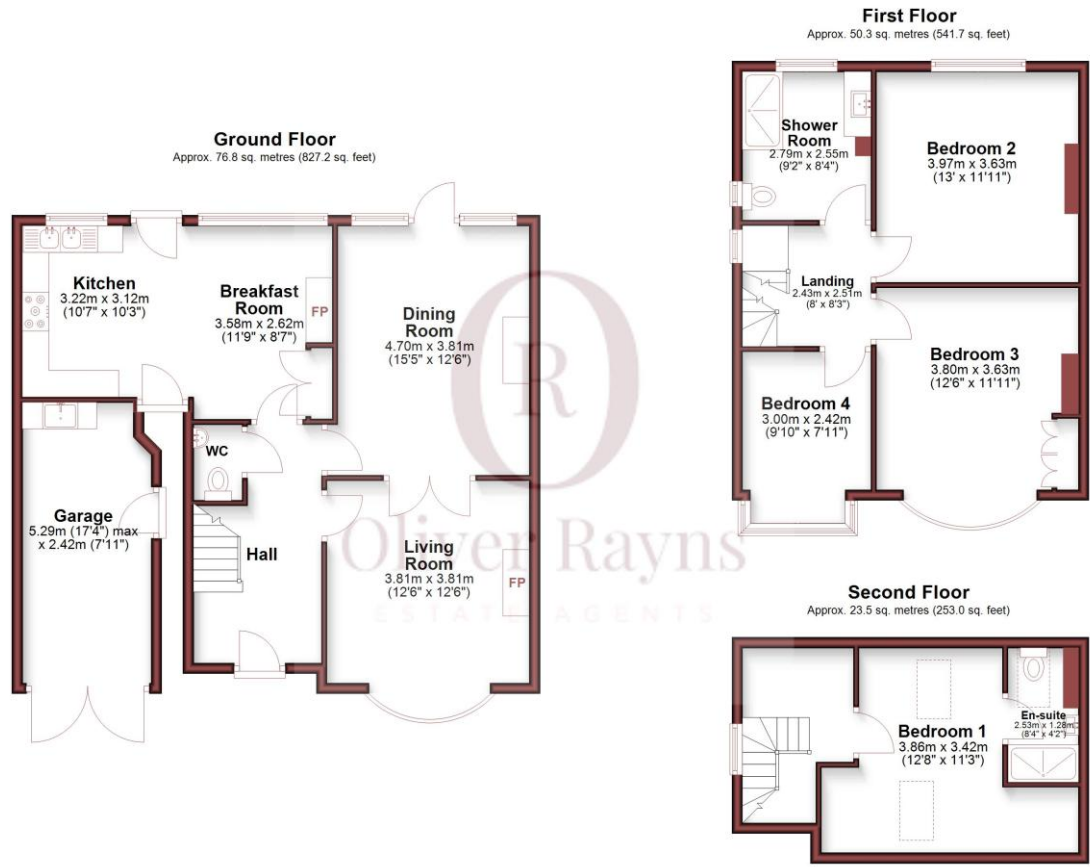
Upstairs the first floor offers three well-proportioned double bedrooms arranged around a spacious landing, along with a recently refurbished family bathroom. Each room is well-lit, with pleasant outlooks over the surrounding greenery. A standout feature of the home is the recently extended dormer loft conversion, which has created an impressive principal bedroom suite. This space is generously sized, with excellent ceiling height, fitted storage, and a contemporary en-suite shower room, offering a private retreat away from the main house.

Externally, the rear garden is beautifully landscaped and mainly laid to lawn, bordered by mature shrubs and trees, creating a peaceful and secluded setting. There is ample space for outdoor dining and recreation, making it ideal for families and entertaining alike.

Further benefits include ample storage space throughout the home, including within the loft conversion and integrated areas across all floors. The hallway, landing, bathroom, bedrooms and attic spaces have all been recently redecorated, enhancing the overall presentation.







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

Oliver Rayns

106 Queens Road
 Clarendon Park, Leicester, LE2 3FL
 T: 01162 960 940
 E: info@oliverrayns.com
 www.oliverrayns.com

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