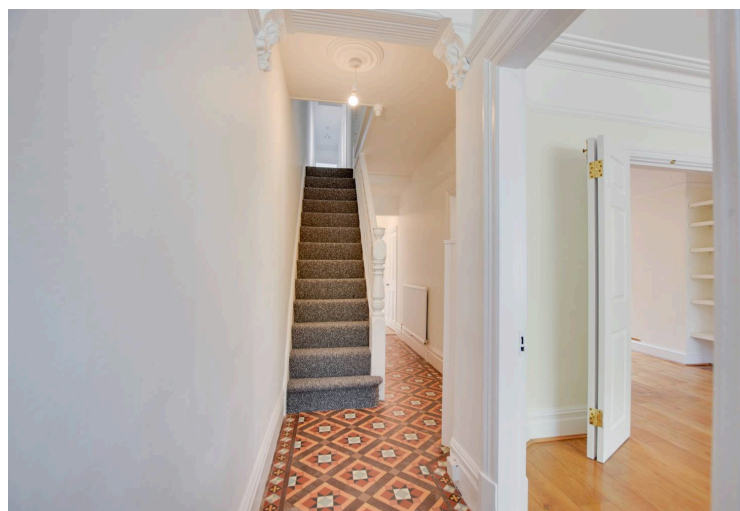


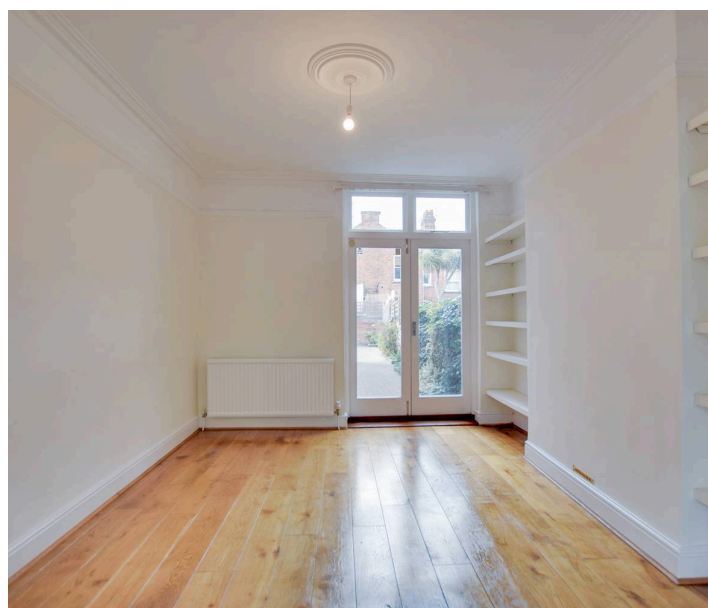


St. Leonards Road, Clarendon Park

£375,000 Freehold

Charming 4-bed period terrace in Clarendon Park. No chain, feature fireplaces, modern kitchen, private rear garden. Redecorated upstairs, close to Queens Road and Victoria Park.





Entrance Hall

Original-style tiled floor, stairs to the first floor, under-stairs storage cupboard, further separate meter cupboard, radiator.

Reception Room One

14' 9" x 12' 10" (4.50m x 3.90m)

Double-glazed bay window to front elevation, coving to ceiling, picture rail, period-style fireplace with tiled insert, hearth, and fire surround, wooden flooring, radiator, folding open doors to Reception Room Two.

Reception Room Two

12' 6" x 10' 10" (3.80m x 3.30m)

Double-glazed French doors to rear garden, coving to ceiling, picture rail, built-in shelving, wooden flooring, radiator.

Ground Floor WC

3' 11" x 3' 3" (1.20m x 1.00m)

Double-glazed window to side elevation, low-level WC, wash hand basin, tiled flooring.

Kitchen / Dining Room

22' 0" x 9' 10" (6.70m x 3.00m)

Two double-glazed sash windows to the side elevation, door to side elevation, original-style built-in cupboards and drawers, stainless steel sink and drainer unit, range of wall and base units with work surfaces, oven, gas cooker point with chimney hood over, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, tiled flooring, radiator.



First Floor Landing

Split-level galleried landing with picture rail and two loft access points.

Bedroom One

18' 4" x 14' 9" (5.60m x 4.50m)

Double-glazed bay window to front elevation, built-in wardrobes, period-style fireplace, original-style built-in cupboard.

Bedroom Two

12' 6" x 12' 6" (3.80m x 3.80m)

Double-glazed window to rear elevation, period-style fireplace, original-style built-in cupboard, shelving, radiator.

Bedroom Three

9' 10" x 9' 10" (3.00m x 3.00m)

Double-glazed window to rear elevation, period-style fireplace, radiator.

Bedroom Four

7' 10" x 6' 11" (2.40m x 2.10m)

Double-glazed window to side elevation, cupboard housing boiler, radiator.

Bathroom

6' 11" x 5' 7" (2.10m x 1.70m)

Double-glazed window to side elevation, bath with overhead rain shower, wash hand basin, low-level WC, heated lino flooring, heated chrome towel rail.









Front Garden

Walled frontage with gated access to a paved front forecourt and shrubs.

Rear Garden

Block-paved courtyard and stone garden with walled perimeter providing privacy, flower beds with inset shrubs, two outside stores, gated side access, outside lighting, and outside tap.

Permit Parking Zones

The property is within a controlled parking zone. Buyers and tenants should make their own enquiries with the local council regarding permit availability and associated costs.



Ground floor



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Victoria Park and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants are also within close proximity.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

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