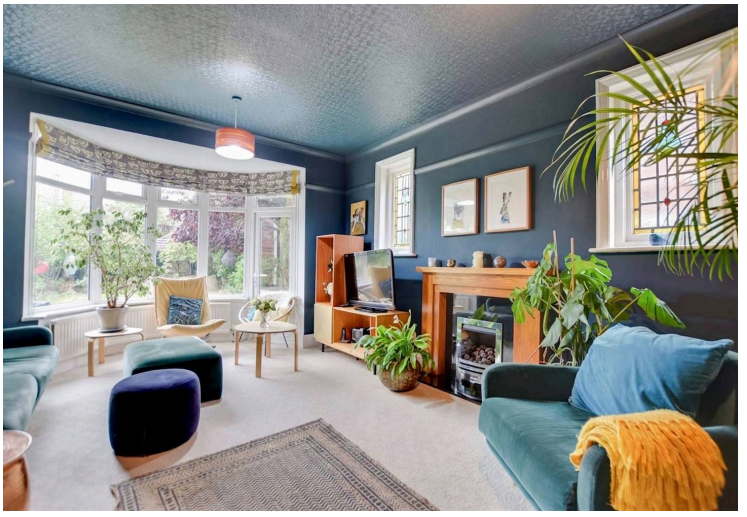


Victoria Park Road, Clarendon Park

Offers Over £675,000 Freehold

Charming 4-bed detached home in Clarendon Park. Features original period details, extended kitchen, 3 reception rooms, en-suite, mature rear garden, garage, and driveway for 3 cars.

Knightsbridge Estate Agents
0116 274 5544

Entrance Lobby
Original flooring, part stained glass leaded door to entrance hall, cloak hooks.

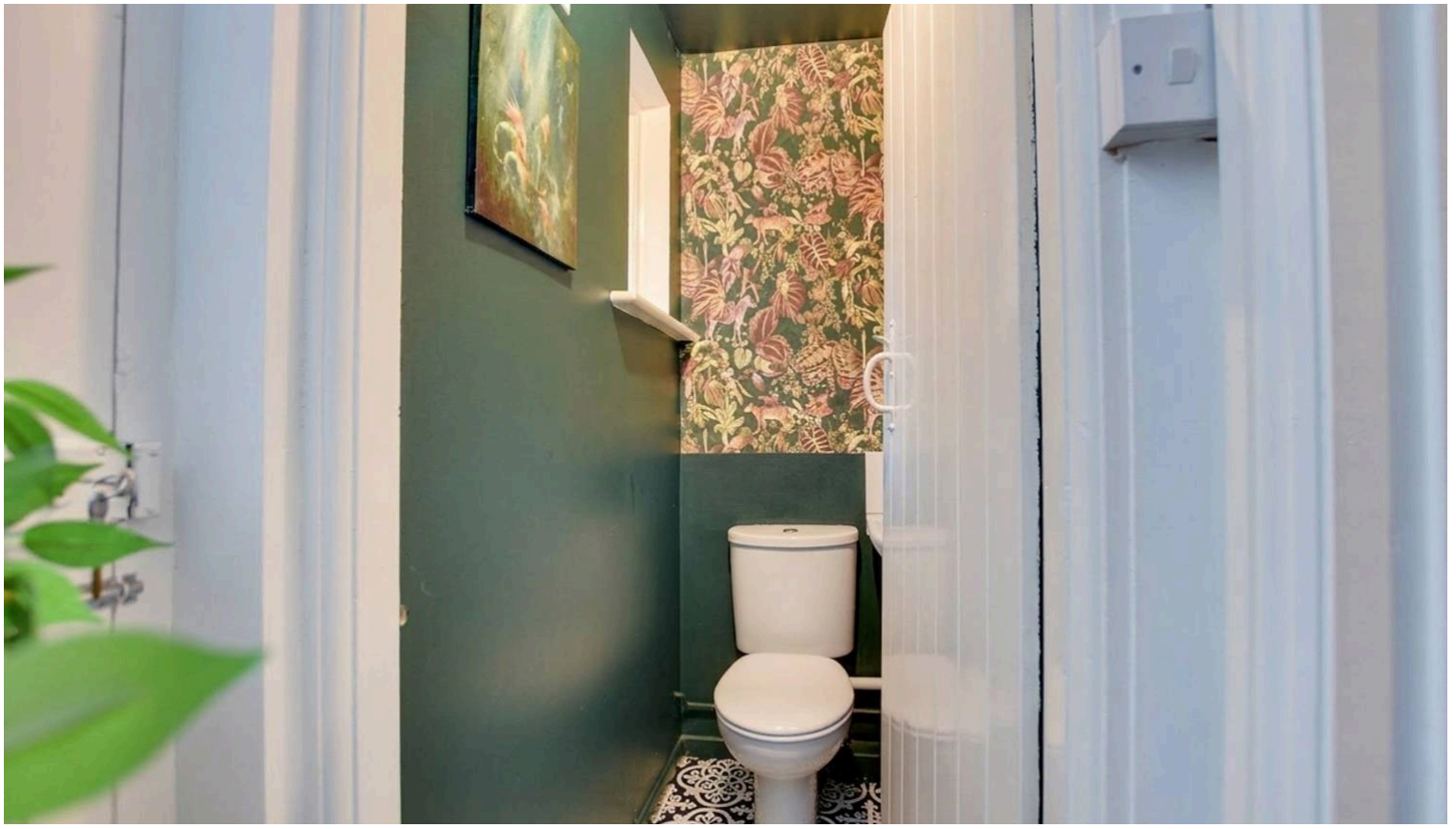
Entrance Hall
Feature part leaded stained glass window to side elevation, stairs to first floor, internal door to garage, wooden flooring, radiator.

Reception Room One
17' 9" x 13' 9" (5.40m x 4.20m)
Double-glazed bay window to front elevation, original circular leaded stained window to side elevation, feature gas fire with tiled insert and hearth and wooden fire surround, two radiators.

Reception Room Two
19' 8" x 13' 5" (6.00m x 4.10m)
Double-glazed bay window and part-stained-glass window inset to the door to the rear garden, two leaded part-stained-glass windows to the side elevation, living flame effect gas fire with fire surround, two radiators.

Dining Room
11' 10" x 11' 10" (3.60m x 3.60m)
Double-glazed doors to the rear garden with a part stained-glass window; original-style built-in cupboard and drawers; further built-in cupboard; wooden flooring; radiator; open aspect to the extended kitchen/breakfast room.

Extended Kitchen Breakfast Room
23' 0" x 10' 2" (7.00m x 3.10m)



Extended Kitchen Breakfast Room
23' 0" x 10' 2" (7.00m x 3.10m)
(narrowing to 2.1m) Secondary double-glazed window to side elevation, Velux double-glazed windows to rear and side elevations, built-in sink, multi-fuel cooker point, extractor hood, oven, breakfast bar with quartz worktop, ceramic sink and drainer unit, range of wall and base units with work surfaces over, built-in dishwasher, cupboard housing boiler, tiled flooring, radiator.

Utility Room
10' 2" x 4' 3" (3.10m x 1.30m)
Double-glazed window to side elevation, built-in sink with wall and base units and work surfaces over, space for fridge freezer, plumbing for washing machine, tiled flooring, side lobby with door to side access.

Ground Floor WC
4' 7" x 2' 7" (1.40m x 0.80m)
Window to side elevation, low-level WC, wash hand basin, radiator.

First Floor Landing
Leaded stained glass window to side elevation with seating area, useful storage cupboard, picture rail, radiator.

Bedroom One
18' 4" x 13' 9" (5.60m x 4.20m)
(Measured into the bay). Double-glazed bay window to front elevation, original-style built-in cupboard, picture rail, radiator.

En-Suite Shower Room
7' 10" x 5' 11" (2.40m x 1.80m)
Split-level shower room with tiled shower cubicle, pedestal wash hand basin, low-level WC, bidet, linoleum flooring, a double-glazed window, heated chrome towel rail.

Bedroom Two
15' 9" x 13' 5" (4.80m x 4.10m)
Secondary double-glazed windows to side, front, and rear elevations, picture rail, radiator.

Bedroom Three
11' 10" x 11' 10" (3.60m x 3.60m)
Secondary double-glazed window to rear elevation, picture rail, radiator.

Bedroom Four
11' 10" x 10' 2" (3.60m x 3.10m)
Secondary double-glazed window to side and rear elevation, original-style built-in cupboard, picture rail, radiator.

Family Bathroom
10' 10" x 6' 7" (3.30m x 2.00m)
Secondary double-glazed part-leaded windows to front and side elevations, bath, separate walk-in double shower cubicle with electric shower, wash hand basin, low-level WC, inset ceiling spotlights, tiled flooring, heated chrome towel rail.

Front Garden

Walled front garden with driveway, shrubs to borders, and mature magnolia tree and parking for three vehicles.

Rear Garden

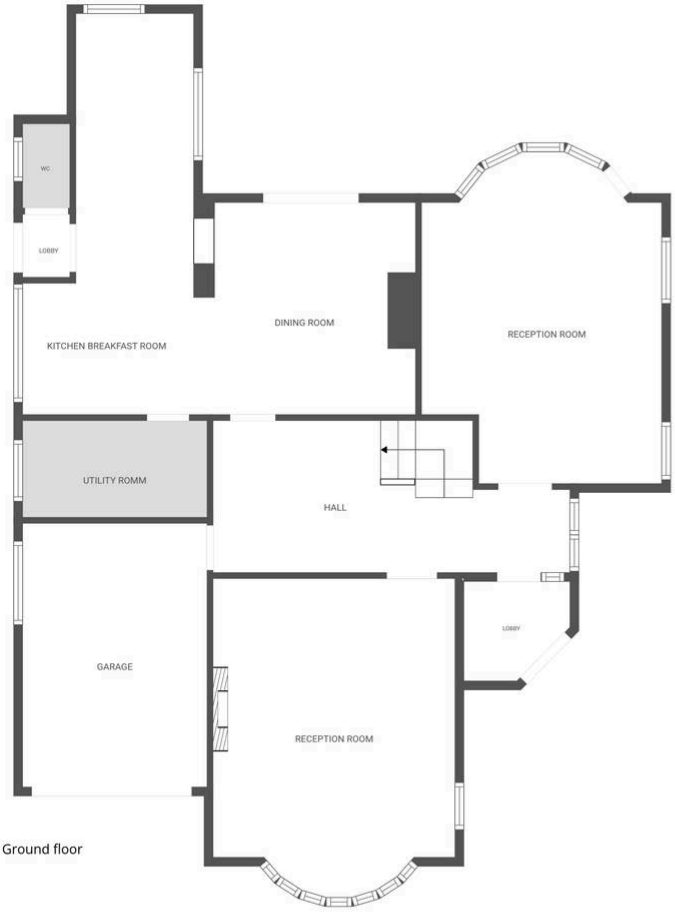
Laid-on paved patio leading to a mainly lawned rear garden with a variety of well-stocked flower beds, mature shrubs, trees and hedging, including two apple trees and several established fruit bushes. The garden enjoys a quiet and private position and is not overlooked, with fencing to the perimeter, two gates providing side access and a useful built-in outdoor garden equipment storage cupboard.

Garage

(5.30m x 3.10m). Fold-open doors to front elevation, window to side elevation, meters, power, and lighting.

Driveway

Driveway for three vehicles.



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: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

We'll keep you moving...

We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.