





Clarendon Park Road, Clarendon Park

£550,000 Freehold

5-Bedroom period character property in sought-after Clarendon Park. 3 Reception rooms, southerly rear garden, gated driveway, original features, scope to modernise, near Queens Road. No upward chain.

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Entrance Hall
A welcoming entrance hall showcasing original tiled flooring that immediately sets the period tone of the property. Features include a radiator, stairs rising to the first floor, and a useful under-stairs storage cupboard complete with lighting.

Reception Room One
14' 5" x 10' 10" (4.40m x 3.30m)
A bright front-facing reception room illuminated by a bay window to the front elevation. Retaining classic character features including ceiling coving, a picture rail, and wooden flooring, the room centres around a period-style fireplace with a tiled insert, hearth, and fire surround, complemented by a radiator.

Reception Room Two
19' 0" x 12' 2" (5.80m x 3.70m)
A generously proportioned reception space benefiting from dual-aspect windows to the front and side elevations, alongside a convenient side door. Detailed with ceiling coving, a picture rail, and a period-style fireplace, the room is well-served by two radiators.

Reception Room Three
13' 9" x 9' 10" (4.20m x 3.00m)
A versatile third reception room enjoying views over the rear elevation through its rear-facing windows. The space includes a practical built-in storage cupboard and a radiator.



Kitchen
9' 10" x 6' 11" (3.00m x 2.10m)
Fitted with a range of wall and base units with work surfaces over, a one-and-a-half bowl stainless steel sink and drainer unit, and tiled flooring. Equipped with a built-in oven and gas hob with a stainless steel chimney hood over, plumbing for a washing machine, a wall-mounted boiler, and windows overlooking the rear elevation.



Walk-in Pantry
9' 10" x 2' 11" (3.00m x 0.90m)
Leading off the kitchen area, this practical walk-in pantry features tiled flooring, fitted shelving, and a window to the rear elevation for natural light and ventilation.

Covered Side Lobby
Providing sheltered side access and additional utility space, incorporating an outside WC, a traditional coal store, and a separate outside store.



First Floor Landing
Offering a window to the front elevation, a radiator, loft access, and stairs rising to the second floor.

Bedroom One
12' 10" x 12' 2" (3.90m x 3.70m)
A spacious double bedroom featuring a window to the front elevation and a radiator. The room retains its charm with a period-style fireplace complete with a tiled insert, hearth, and fire surround.













Bedroom Two
12' 10" x 10' 10" (3.90m x 3.30m)
A well-proportioned double bedroom benefiting from windows to both the front and rear elevations. Character details include coving to the ceiling and a period-style fireplace with a tiled insert.

Bedroom Three
13' 5" x 11' 10" (4.10m x 3.60m)
A further generous double bedroom overlooking the rear elevation. Fitted with built-in cupboards, a wash hand basin, and a radiator.

Bathroom
6' 11" x 6' 11" (2.10m x 2.10m)
Fitted with a bath, wash hand basin, a built-in storage cupboard, and a heated chrome towel rail, complemented by a double-glazed window to the rear elevation.

Separate WC
5' 7" x 2' 7" (1.70m x 0.80m)
Positioned separately from the main bathroom, featuring a low-level WC, wooden flooring, and a window to the side elevation.

Second Floor Landing
Providing access to the top-floor accommodation and benefiting from a generous built-in storage cupboard.

Bedroom Four
13' 1" x 12' 2" (4.00m x 3.70m)
A bright top-floor double bedroom with a window to the front elevation and a period-style fireplace with a fire surround.

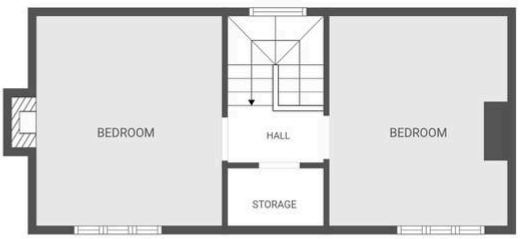
Bedroom Five
13' 1" x 10' 10" (4.00m x 3.30m)
A fifth double bedroom situated on the second floor, featuring a window to the front elevation.

Front Garden

Mature garden hedging borders the front boundary to provide natural privacy, complemented by choice shrubs and trees that enhance the property's traditional kerb appeal.

Rear Garden

Enjoying a sought-after southerly aspect, the established rear garden begins with a paved patio area leading onto a predominantly lawned garden. The space is framed by flower beds stocked with shrubs and mature trees, enclosed by a walled and fenced perimeter (with fencing requiring repair), and benefits from a side access gate, outside lighting, and an outside tap.



2nd floor



Ground floor



1st floor

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



Driveway
For one vehicle.

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: D

EPC Environmental Impact Rating: E

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