



St. Leonards Road, Clarendon Park, Leicester, LE2 1WT

Offers in Excess of £200,000

A three-bedroom terrace home in the highly sought-after neighbourhood of Clarendon Park.

Council Tax band: B

Tenure: Freehold

Energy Rating: D



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TO BOOK A VIEWING



Entrance Hall

With a double-glazed door to the front elevation, stairs to the first floor and a radiator.

Reception Room One

11' 11" x 7' 9" (3.63m x 2.36m)

With a double glazed window to the front elevation, coving to the ceiling and a radiator.

Reception Room Two

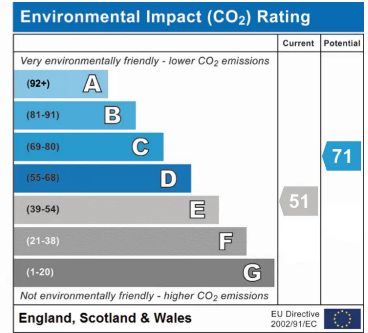
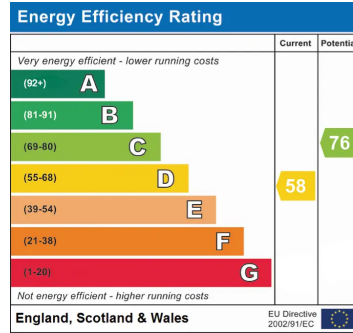
12' 1" x 11' 11" (3.68m x 3.63m)

With a double glazed window to the rear elevation, understairs cupboard, coving to the ceiling and a radiator.

Kitchen

13' 0" x 6' 5" (3.96m x 1.96m)

With a double-glazed window to the side elevation, a range of wall and base units with work surfaces over, sink and drainer unit, tile effect floor covering and two storage cupboards.



Lobby

With a uPVC door to the side elevation.

Ground Floor Bathroom

6' 6" x 5' 8" (1.98m x 1.73m)

With a double-glazed window to the side elevation, bath with electric shower over, wash hand basin, WC and a radiator.

First Floor Landing

Bedroom One

12' 2" x 11' 11" (3.71m x 3.63m)

With a double-glazed window to the front elevation, decorative fireplace, coving to the ceiling and a radiator.

Bedroom Two

12' 1" x 11' 11" (3.68m x 3.63m)

With a double glazed window to the rear elevation, coving to the ceiling, storage cupboard, decorative fireplace and a radiator.

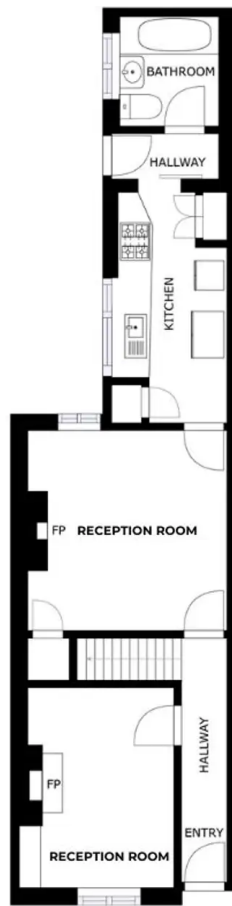
Bedroom Three

13' 1" x 6' 6" (3.99m x 1.98m)

Accessed via a bedroom. With double glazed window to the rear elevation, coving to the ceiling, Worcester Bosh boiler and a radiator.

Rear Garden

Courtyard style garden comprising paved patio area and outbuilding.



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. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.

