



Hartopp Road, Clarendon Park

£285,000

Within a SHORT WALK of Queens Road shopping parade, this REFURBISHED (2024) three storey period home featuring a modern style renovated fitted kitchen and bathroom along with FOUR BEDROOM.



Knightsbridge
Estate Agents

0116 274 5544





Reception Room One

11' 1" x 11' 1" (3.38m x 3.38m)

With uPVC double glazed window to the front elevation, wood effect laminate floor, spotlights, radiator.

Reception Room Two

11' 5" x 11' 1" (3.48m x 3.38m)

With uPVC double glazed door to the rear elevation, wood effect laminate floor, spotlights, radiator.

Kitchen

With uPVC double glazed window to the side elevation, marble effect floor, a range of wall and base units with work surface over, one and a half bowl sink and drainer, inset four ring electric hob with extractor hood over, integrated oven and microwave, part tiled walls, spotlights, cupboard housing gas boiler.

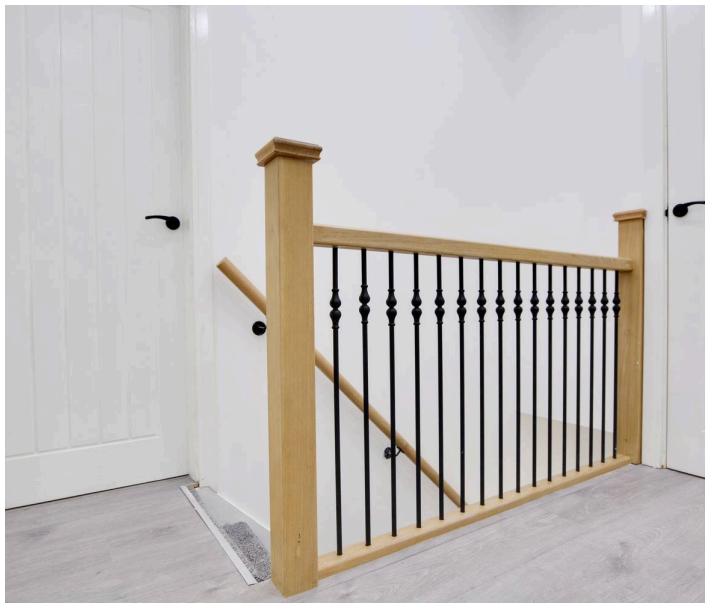
Bathroom

7' 10" x 5' 8" (2.39m x 1.73m)

With uPVC double glazed windows to the rear and side elevations, marble effect floor, bath with shower over and shower screen, low-level WC, wash hand basin with storage below, tiled walls, spotlights, chrome ladder style towel rail/radiator.

First Floor Landing

With stairs to second floor, spotlights.





Bedroom One

12' 0" x 11' 5" (3.66m x 3.48m)

With uPVC double glazed window to the front elevation, wood effect laminate floor, built-in cupboard, spotlights, radiator.

Bedroom Two

9' 7" x 8' 3" (2.92m x 2.51m)

With uPVC double glazed window to the rear elevation, wood effect laminate floor, spotlights, radiator.

Bedroom Three

9' 1" x 6' 10" (2.77m x 2.08m)

With uPVC double glazed window to the rear elevation, wood effect laminate floor, spotlights, radiator.

WC

With uPVC double glazed window to the side elevation, ceramic tiled floor, low-level WC, wash hand basin, tiled walls, spotlight.

Bedroom Four

11' 5" x 11' 3" (3.48m x 3.43m)

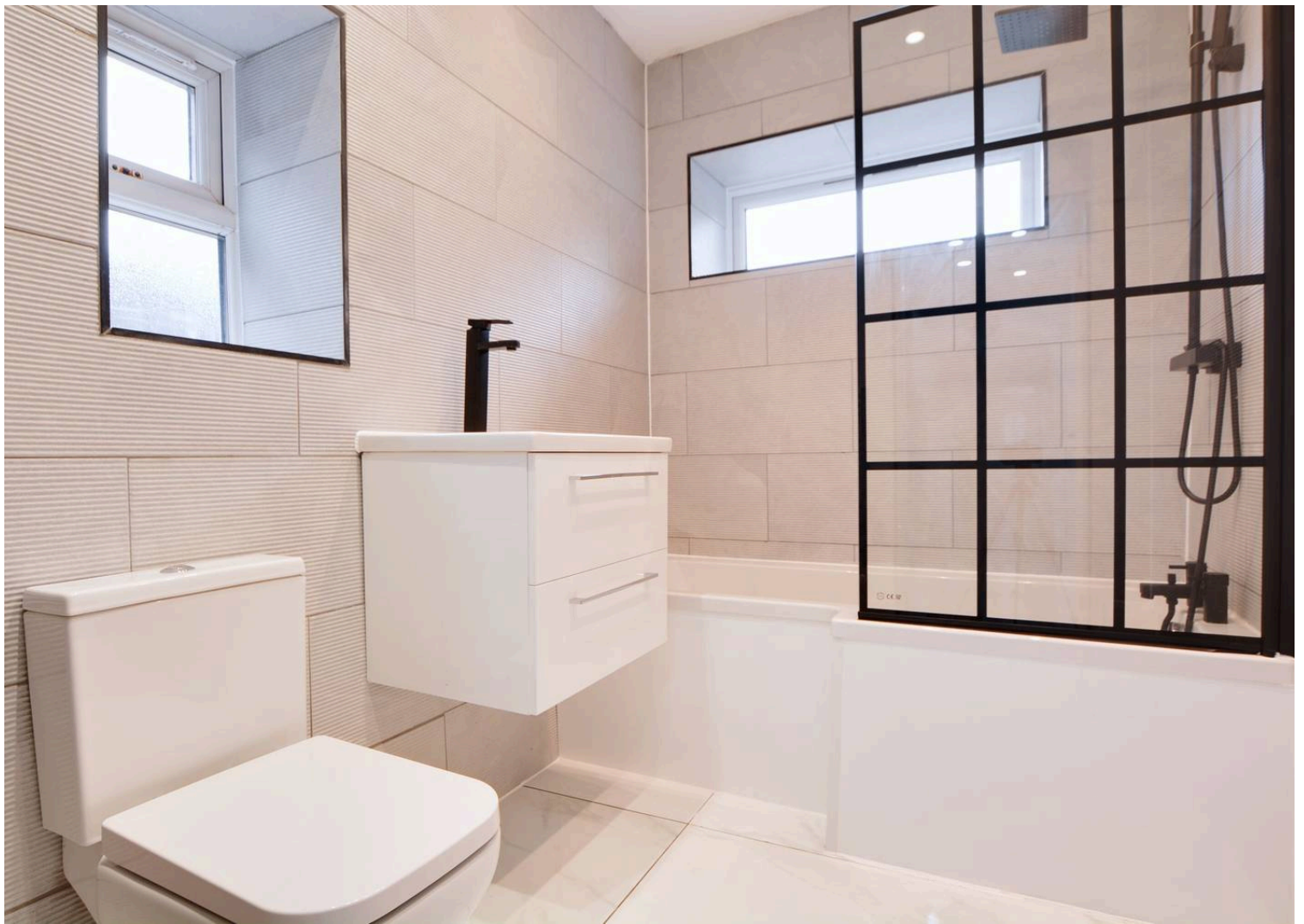
With uPVC double glazed skylight window to the front elevation, built-in cupboard, radiator.

En-Suite

6' 2" x 3' 6" (1.88m x 1.07m)

With ceramic tiled floor, bath with mixer shower tap, wash hand basin, tiled walls.



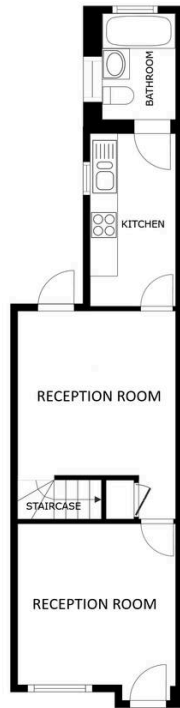






REAR GARDEN

With decked patio seating area, additional seating area.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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: B

Tenure: Freehold

EPC Energy Efficiency 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.