



Lorne Road, Clarendon Park

£325,000

An ATTRACTIVE bay fronted period terrace property retaining much of its ORIGINAL CHARACTER with PERIOD FEATURES. The property enjoys a kitchen breakfast room in excess of 21ft and THREE bedrooms.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





Entrance Hall

With original style tiled floor, stairs to first floor, radiator.

Reception Room One 18' 1" x 10' 2" (5.51m x 3.10m)

With double glazed bay window to the front elevation, under stairs storage cupboards, ceiling coving, period style fireplace with tiled hearth and fire surround, bookshelves, wooden floor, radiator.

Reception Room Two 14' 2" x 10' 4" (4.32m x 3.15m)

With double glazed French doors to rear garden, ceiling coving, wooden floor, radiator.

Kitchen Breakfast Room 21' 7" x 10' 1" (6.58m x 3.07m)

Measurement into bay. With double glazed bay window and door to the side elevation, double glazed window to the rear elevation, stainless steel sink and drainer unit, a range of wall and base units with work surface over, built-in oven and gas hob with stainless steel chimney hood over, plumbing for washing machine, plumbing for dishwasher, inset ceiling spotlights, slate tiled floor, part tiled walls, radiator.



Galleried First Floor Landing

With loft access, inset ceiling spotlights, radiator.

Bedroom One 15' 0" x 15' 0" (4.57m x 4.57m)

Measurements into bay and recess. With double glazed bay window to the front elevation, decorative fireplace, wardrobes, radiator.

Bedroom Two 12' 0" x 11' 9" (3.66m x 3.58m)

With double glazed window to the rear elevation, fireplace, built-in cupboards, radiator.

Bedroom Three 13' 5" x 8' 0" (4.09m x 2.44m)

With double glazed window to the rear elevation, decorative fireplace, wooden floor, radiator.

Bathroom 7' 7" x 5' 1" (2.31m x 1.55m)

With double glazed window to the side elevation, bath with shower over, wash hand basin, low-level WC, extractor fan, vinyl floor, part tiled walls, heated towel rail.

Front Garden

Small front forecourt.

Rear Garden

A paved walled rear garden with gate to side access.

Permit Parking

This property is situated within Leicester City Council's Permit K parking zone. Parking permits are subject to council regulations, which may change over time. Prospective buyers or tenants should verify eligibility, availability, and any associated costs directly with Leicester City Council before making any decisions regarding the property.

Knightsbridge Estate Agents provides this information for general guidance only and does not guarantee the issuance of permits. We recommend contacting Leicester City Council or visiting their website for the most up-to-date and accurate information regarding Permit K parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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