



## 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



0116 274 5544





### 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.

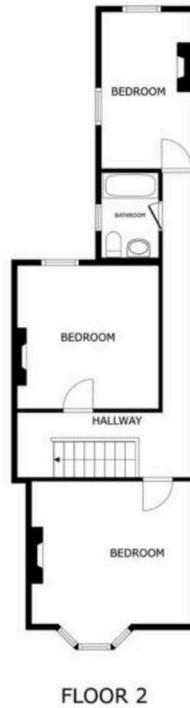
### **Permit Parking**

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.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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.