

## Victoria Park Road, Clarendon Park

£985,000

With views over Victoria Park, this SPACIOUS, individually styled SEVEN BEDROOM period detached home occupies a prominent CORNER PLOT arranged over three floors. Providing AMPLE off road parking.







#### Entrance Vestibule

Via double oak doors, with ceramic tiled floor, built-in cupboard, glazed oak floor leading to entrance hall.

#### Entrance Hall

With window to the rear elevation, oak floor, oak panel walls, stairs to first floor, cast iron radiator.

#### Living Room 25' 0" x 21' 2" (7.62m x 6.46m)

Maximum measurement. With windows to the front and rear elevations, bi-folding doors to the rear garden, parquet herringbone floor, chimney breast with log burning stone and hearth, ceiling coving, spotlights, TV point, two cast iron radiators.

#### Dining Room 17' 0" x 14' 11" (5.18m x 4.54m)

With windows to the front and side elevations, oak floor, fire surround and tiled hearth, ceiling coving, cast iron radiator.

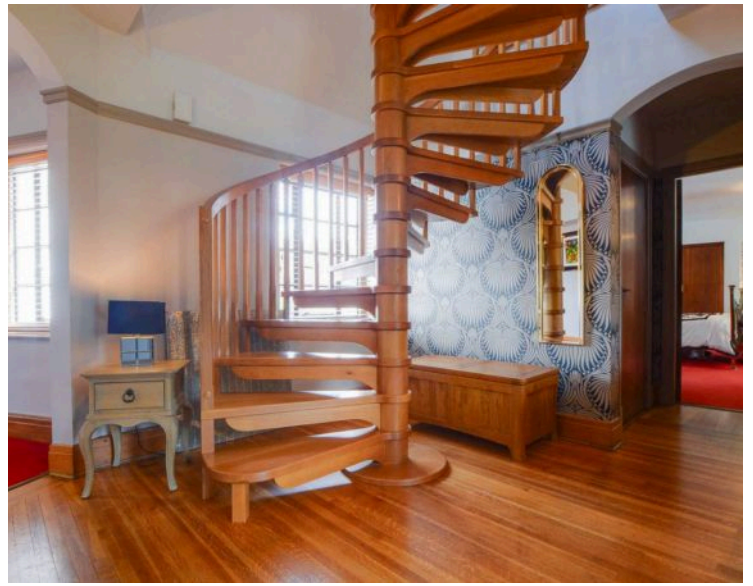


#### Fitted Breakfast Kitchen 18' 1" x 10' 11" (5.51m x 3.32m)

A superb stylishly appointed fitted breakfast kitchen with window to the side elevation, door to rear garden, oak floor, part tiled walls, a range of wall and base units with solid work surface over, breakfast bar with solid work surface, gas cooker point, extractor hood, integrated dishwasher, space for freestanding fridge freezer, TV point, spotlights, column radiator, door to the utility room and side lobby.

#### Utility Room 14' 6" x 10' 2" (4.43m x 3.11m)

With window to the rear elevation, a range of wall and base units with solid wood work surface over, stainless steel sink, plumbing for washing machine, space for tumble dryer, shelving, wooden fitted desk area, radiator.



### Lobby

With windows to the side elevation, door to the side elevation, wall mounted boiler and Megaflow system, enamel sink with splashback, radiator.

### Store Room

Irregular shaped. With window to the rear elevation, ceramic tiled floor, base unit with solid wood work surface over, shelving, cast iron radiator.

### Ground Floor WC

With windows to the side and rear elevations, picture rail, low-level WC, wash hand basin, coat hooks, picture rail, cast iron radiator.

### First Floor Landing

A lovely first floor landing with windows to the front and rear elevations, oak floor, spiral staircase to the second floor, picture rail, cast iron radiator.

### Principal Bedroom 17' 9" x 16' 7" (5.40m x 5.06m)

With windows to the front and rear elevations, two double built-in wardrobes, TV point, cast iron radiator, door to the en-suite shower/wet room.

### En-Suite Shower/Wet Room 7' 5" x 5' 7" (2.27m x 1.70m)

With window to the front elevation, ceramic tiled floor, shower with shower screen, low-level WC, wash hand basin, tiled walls, chrome ladder style towel rail/radiator.

### Bedroom Two 16' 2" x 14' 11" (4.92m x 4.55m)

With window to the side elevation, oak floor, TV point, radiator.

### Inner Landing

With windows to the side elevation, door with staircase to second floor, cast iron radiator.

### Bedroom Three 14' 7" x 11' 3" (4.45m x 3.44m)

With windows to the front and side elevations, oak floor, wash hand basin with tiled splashback, cast iron radiator.

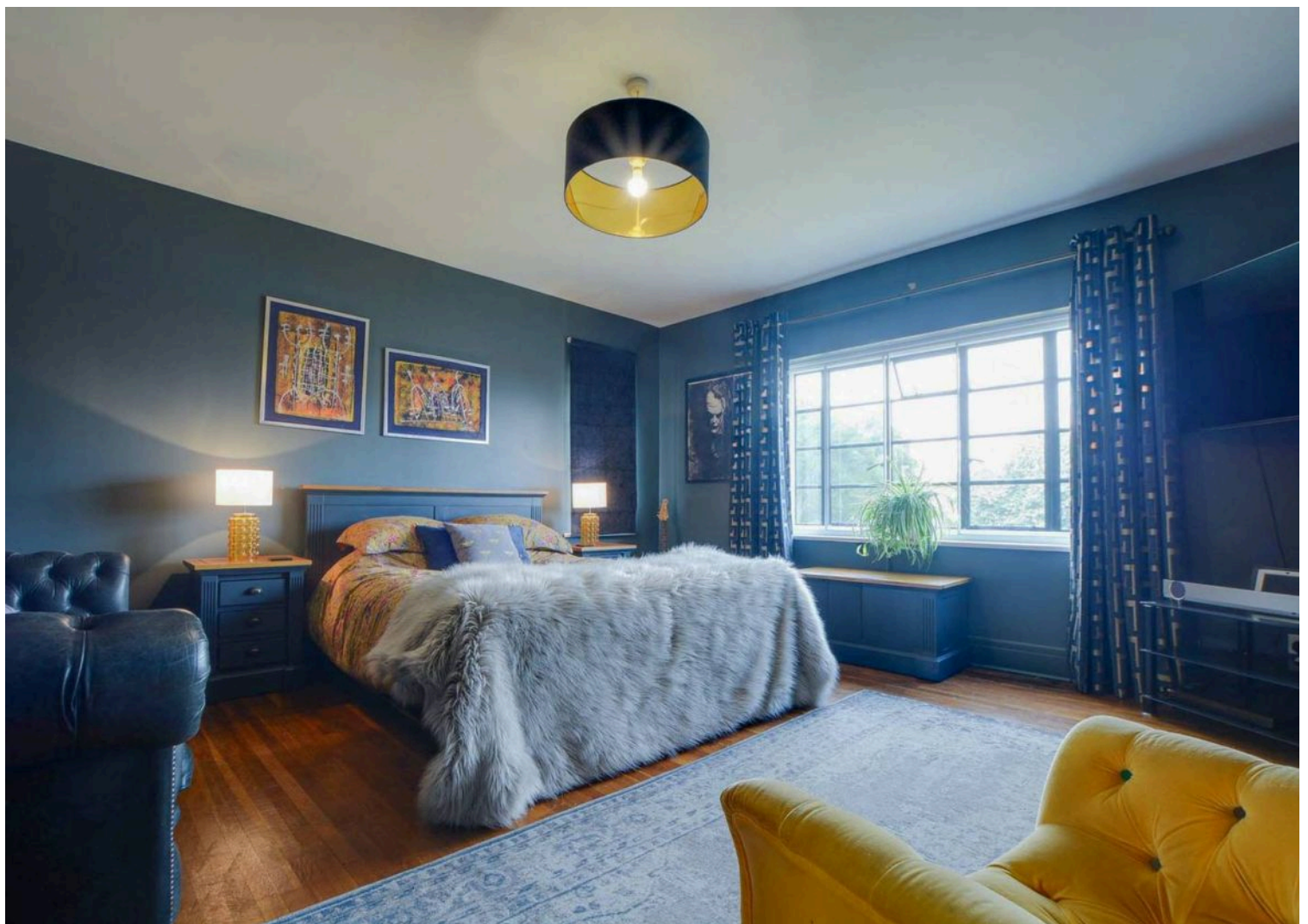
### Bedroom Four 12' 5" x 10' 10" (3.79m x 3.30m)

With window to the front elevation, oak floor, wash hand basin with tiled splashback, TV point, radiator.

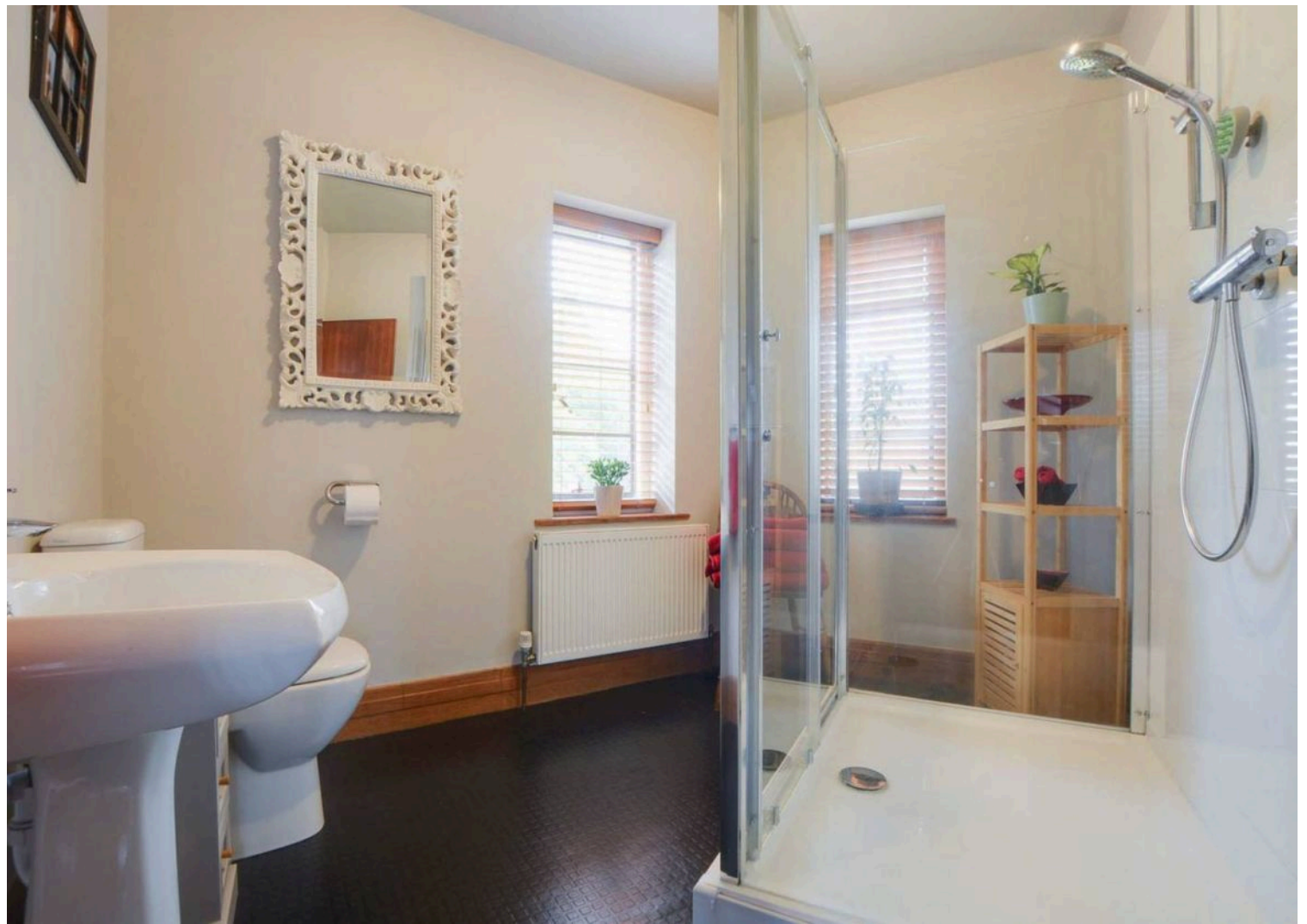
### Bathroom 9' 1" x 8' 6" (2.76m x 2.58m)

With window to the side elevation, bath with shower over, low-level WC, wash hand basin, tiled walls, chrome towel rail/radiator.













**Shower Room** 9' 9" x 7' 8" (2.97m x 2.33m)

Irregular shape. With window to the front and side elevations, shower cubicle, low-level WC, wash hand basin, part tiled walls, radiator.

**Second Floor Landing**

With two skylight windows to the rear elevation, spotlights, under eaves storage, radiator.

**Bedroom Five** 19' 11" x 9' 3" (6.07m x 2.83m)

Measurement also 3.41 m x 2.55 m, irregular shape. With skylight windows to the rear elevation, wash hand basin with tiled splashback, spotlights, radiator, door to bedroom six.

**Bedroom Six** 24' 6" x 9' 10" (7.47m x 3.00m)

With skylight windows to the rear elevation, built-in cupboard, under eaves storage, spotlights, stairs to first floor, radiator.

**Bedroom Seven** 20' 4" x 10' 6" (6.21m x 3.21m)

Measurement plus recess. With skylight windows to the rear elevation, under eaves storage, spotlights, wash hand basin with tiled splashback, radiator.

**Shower/Wet Room** 9' 8" x 7' 1" (2.94m x 2.17m)

With skylight window to the front elevation, shower, low-level WC, wash hand basin, part tiled walls, tiled floor, chrome ladder style towel rail/radiator.

**Front Garden**

With lawn area. paved pathway, hedging to perimeter.

**Rear Garden**

A low maintenance rear garden with a paved patio seating area, lawn, flowerbeds and shrubs, access to garage.

**Driveway** 6 vehicles

**Garage** 1 Vehicle

Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.



FLOOR 1



FLOOR 2





FLOOR 3



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: G

Tenure: Freehold

EPC Efficiency Rating: C

**We'll keep you moving...**



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