

## Adderley Road Clarendon Park Leicester LE2 1WD



£340,000

A great opportunity to purchase this stunning period terrace property located just a short distance from Victoria Park and also a minutes walking distance to the shopping High Street on Queens Road. This stunning well-appointed period terrace property offers a fantastic flow of accommodation spread over three floors, retaining a wealth of original features and period character. This impressive property has undergone a high level of programme of refurbishment with additional accommodation being built to the property. The property comprises of an entrance hall with original tiled flooring, living room, stylishly appointed fitted dining kitchen leading to dining area, first floor with three bedrooms and a three-piece bathroom, second floor leading to a spacious light and airy fourth/master bedroom complemented by a stylish three-piece en-suite shower room and Romeo & Juliet balcony doors. Outside enjoys a well-maintained rear garden, enjoying a pleasant and private leafy aspect. Internal viewing comes with the agent's highest recommendation to fully appreciate the good quality accommodation which is enjoyed on all three floors.

The property is well located for everyday amenities and services including renowned local public and private schooling together with nursery day-care, Leicester City Centre and University of Leicester, Leicester Royal Infirmary and Leicester General Hospital, and is within minutes' walk of Victoria Park, Leicester City Centre and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants.



**Gas Central Heating, Double Glazing**

**Entrance Hall, Living Room, Fitted Dining Kitchen Leading to Dining Area**

**First Floor with Three Bedrooms & Three-Piece Bathroom**

**Second Floor with Fourth/Master Bedroom with En-Suite**

**Pleasant Rear Garden**

### **Entrance Hall**

This impressive entrance hall boasts the original tiled flooring, coving to ceiling, stairs leading to first floor, radiator.

### **Living Room 12'x 9'2"**

This attractive and bright living room space, benefits from double glazed window to the front elevation, tastefully painted floorboards, chimney breast incorporating a feature fireplace complemented by a tiled surround and hearth, coving to ceiling, picture rail, TV point, built-in book shelving and storage cupboards, radiator.

### **Fitted Dining Kitchen 13'1" x 12'5"**

This light and airy fitted dining kitchen benefits from a double glazed window to the rear elevation and boasts a range of stylish wall and base units, complemented by roll-edge solid wood work surfaces, 'Belfast' sink with mixer tap, tiled splash-backs, inset five ring gas hob, double oven with extraction hood over, integrated dishwasher, under-stair cupboard, coving to ceiling, spotlights, wood effect flooring, leading to dining area.

### **Dining Area 11'4" x 7'5"**

This continued space of the dining kitchen boasts plenty of natural light from double glazed windows to the side and rear elevations, side aspect door leading to rear garden, wood effect flooring, a feature drop-down light, radiator.

### **First Floor**

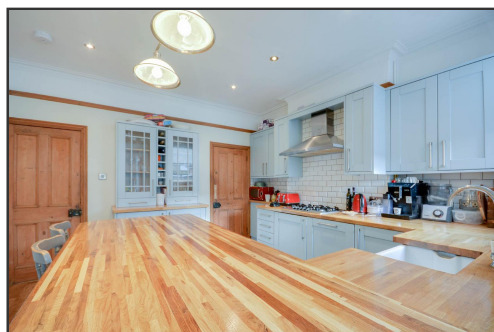
With access to the following rooms:

#### **Bedroom One 11'11"x 10'9" plus recess**

This light and airy bedroom located to the front of the property, boasts a double glazed window to the front elevation, feature fireplace with surround and hearth, built-in cupboard, radiator.

#### **Bedroom Two 11'4" x 7'6"**

Located to the rear of the property with a double glazed window to the rear elevation, radiator.



### **Bedroom Three** 9'10"x 6'9"

This bedroom is entered via a stunning leaded stained window door and has a double glazed window to the rear elevation, feature fireplace with surround, shelving, picture rail, radiator.

### **Three-Piece Bathroom** 10'x 4'9"

Bath with shower over, low level WC, wash hand basin, tiled splash-backs, radiator.

### **Second Floor**

Leading to bedroom four/Master bedroom.

### **Bedroom Four/Master Bedroom** 17'9" x 9'10" minimizing to 8'11"

This stunning spacious light and airy master bedroom boasts plenty of natural light from a velux window to the front elevation, Romeo & Juliet double doors to the rear elevation, impressive oak flooring, radiator.

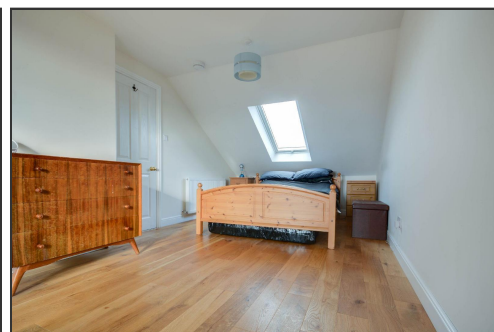
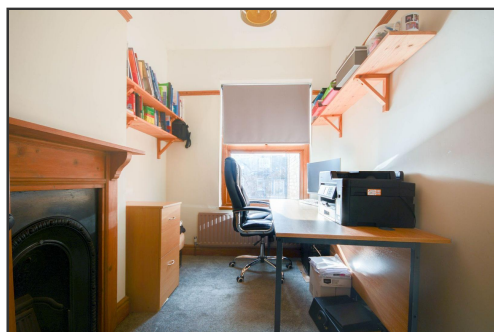
### **En-Suite** 9'7" x 3'7"

This stylish en-suite complements the master bedroom and has a double glazed window to the rear elevation, ceramic tiled flooring, shower cubicle, low level WC, wash hand basin, storage facility, tiled splash-backs, shaving point, extractor fan, feature chrome radiator.

### **Rear Garden**

This beautifully maintained rear garden is an enjoyable outside space and consists of a block-paved patio seating area, a well-maintained lawn and fenced perimeter borders.

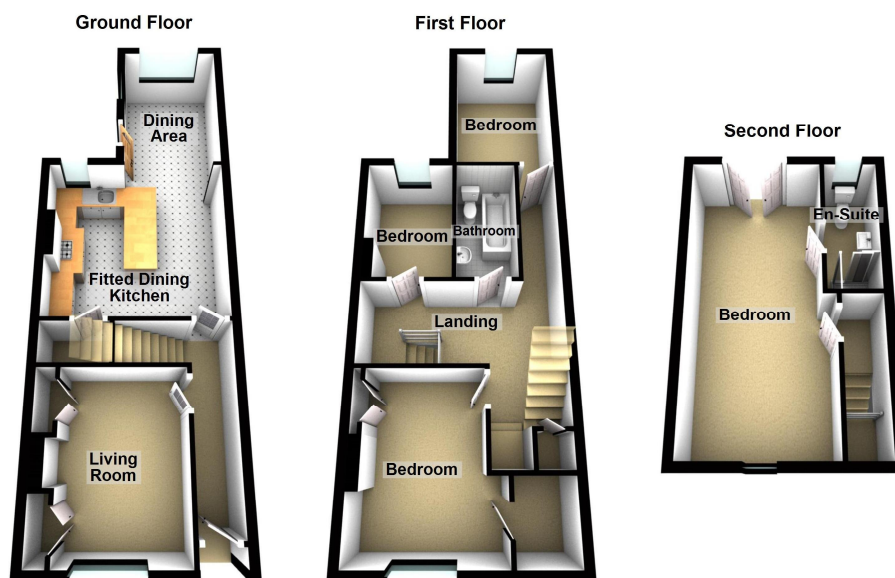
**VALUATIONS:** If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



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Energy Efficiency Rating	Environmental Impact Rating (CO2)
Current Rating – D 58	Current Rating – E 44
Potential Rating – C 80	Potential Rating – C 71



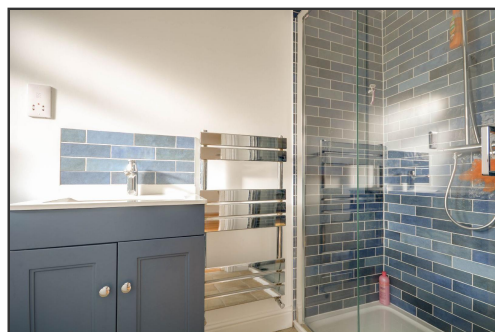
**Important Note:**

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.

**IMPORTANT NOTE**

'We must inform all prospective purchasers that the measurements are taken by an electronic tape 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 & VALUERS (NOR ANY PERSON IN THEIR EMPLOYMENT) HAS ANY AUTHORITY TO MAKE ANY REPRESENTATION OR WARRANTY IN RELATION TO THE PROPERTY.'



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