



LYTTON ROAD, LEICESTER
: £280,000





This beautifully presented bay-fronted Edwardian villa is situated in the heart of the highly sought-after Clarendon Park, on the popular Lytton Road. Retaining many original and period-style features, including replacement uPVC double-glazed Victorian sash-style windows, this charming home offers a blend of character and modern living. The property benefits from gas central heating and uPVC double glazing throughout and presents an excellent opportunity for a comfortable home or investment, with further potential for additional accommodation, including loft conversion (subject to necessary regulations).



The ground floor features an inviting sitting room with a large bay window, a chimney breast with a gas fire, picture rails, a built-in cupboard, shelving, and a radiator, creating a cosy atmosphere. The delightful open-plan living kitchen is a bright and airy space with twin doors opening onto the rear garden, a chimney breast with a tiled hearth, stairs to the first floor, and access to a useful under-stairs storage cupboard. The stylish fitted kitchen is well-appointed with a comprehensive range of wall and base units, beech-style worktops, an integrated gas hob with a stainless steel filter chimney hood, an electric oven, fridge, and freezer. Two uPVC double-glazed windows provide plenty of natural light, and oak wooden-style flooring adds warmth and elegance.

On the first floor, there are two generously sized bedrooms and a







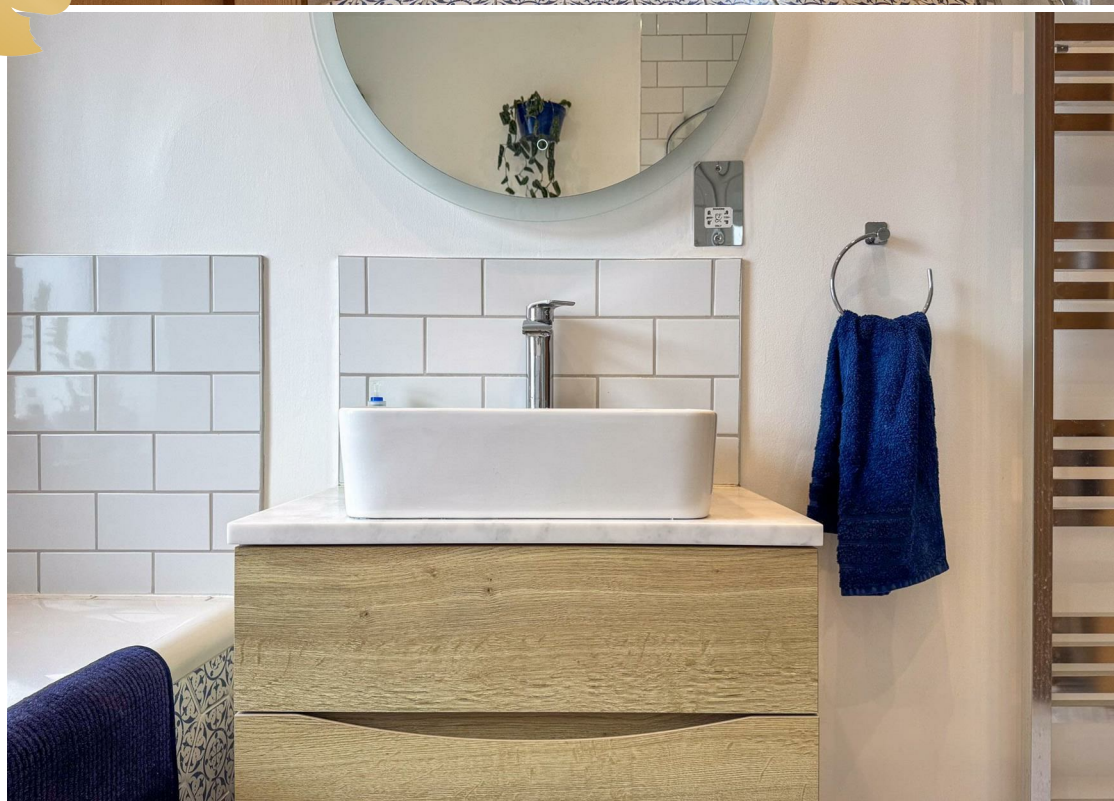
spacious contemporary bathroom. The master bedroom boasts a uPVC double-glazed window to the front elevation, built-in wardrobes, storage cupboards, and a radiator. The second bedroom overlooks the rear garden and includes a chimney breast with a decorative cast iron fire surround, an over-stairs storage cupboard/wardrobe, and a radiator. The contemporary bathroom features a wash hand basin, concealed cistern WC, tiled bath, a built-in cupboard housing the gas boiler, tiling to the floor and water-sensitive areas, a heated towel rail, and a uPVC double-glazed window to the rear elevation.







Externally, the property enjoys attractive walled front and rear gardens. The low-maintenance rear garden features a paved area, walled raised flowerbeds, and gated access to a covered shared entrance leading to the front of the property. A brick-built outbuilding and a brick-built utility room provide additional storage and functionality, with plumbing for a washing machine, power, and lighting.





The property is ideally located for everyday amenities and services, including renowned local public and private schools, nursery daycare, Leicester University, Leicester Royal Infirmary and Leicester General Hospital. It is within walking distance of Victoria Park, Leicester City Centre, and the vibrant Queens Road shopping parade, offering an array of specialist shops, bars, boutiques, and restaurants. This delightful period home offers charm, space, and convenience, making it an excellent opportunity for buyers seeking a well-presented and characterful residence. Internal viewing is highly recommended.





Lytton Road, Leicester



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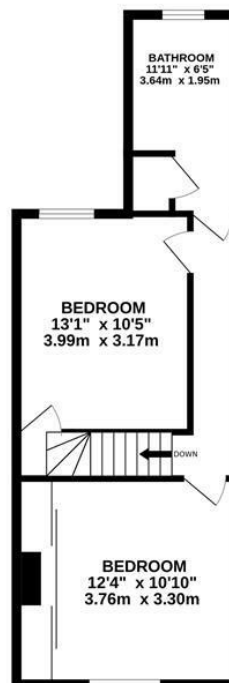
PLOT PLAN FOR ILLUSTRATIVE PURPOSES ONLY

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GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



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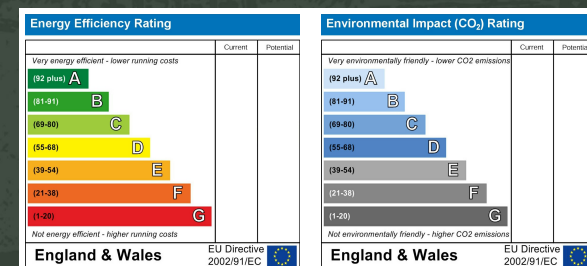
TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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KEY FEATURES:

- CHARMING RESIDENCE
- EDWARDIAN PERIOD HOME
- EXCELLENT LOCATION
- THRIVING COMMUNITY
- LOTS OF AMENITIES
- BLEND OF CHARM AND CONTEMPORARY FIXTURES



House - Terraced

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