

**ANDREW
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FOR SALE

Gainsborough Road, Clarendon Park, Leicester, LE2 3DF



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Property Description

This wonderful 3 bedroom semi detached property sits on Gainsborough Road in the ever popular Clarendon Park district of Leicester, just a short walk the bustling Queens Road with a wealth of shops, cafes and restaurants only a stone's throw away. Set back from the road behind a pretty and private front garden, shielded by a hedge and currently gravelled to create an outdoor seating area; the property opens into a light and welcoming entrance hallway with tiled flooring and storage. Downstairs, the large lounge features a beautiful, front facing bay window allowing plenty of natural light to come flooding in. Towards the back, an open plan kitchen/dining area overlooks the two tiered rear garden. Upstairs, there are two well sized double bedrooms alongside a further single and three piece family bathroom. Located in one of Leicester's most sought-after and enviable suburbs, paced full of character and charm, and just a short walk from popular Queens Road, this fantastic property is a real must see.





Key Features

- No upward sales chain
- Upvc double glazing throughout
- Wealth of character features such as feature fireplaces and tiled entrance hall
- Spacious rear garden with patio area and side access to the front of the property
- Fantastic location just a short walk away from the popular Queens Road
- Multiple reception rooms
- Gravelled front garden shielded from the road
- EPC - D

Asking Price
£295,000





Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk



EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority
Leicester (city of)

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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