



**Connells**

Seymour Road  
Leicester



## Property Description

This captivating three-story end-terraced property, nestled in the serene pedestrian enclave of Clarendon Park, presents an exquisite fusion of elegance and functionality. Conveniently positioned for easy access to Leicester University, the City Centre, and the vibrant Queens Road shopping parade, this residence is an epitome of sophisticated living.

### Ground Floor:

#### Lounge

11' 1" x 10' 6" ( 3.38m x 3.20m )

Enter into a welcoming space featuring a cast iron fireplace with a tiled hearth, adorned with a period wood surround. Enhanced by period ceiling coving and rose, this room also includes a pine meter cupboard, housing gas/electric meters and a consumer unit. Radiator and sash window to the front elevation complete the inviting ambiance.

#### Dining Room

11' 1" x 10' 6" ( 3.38m x 3.20m )

Boasting an exposed fireplace, wood flooring, and a double-glazed window to the rear, this room also features stairs leading to the first floor.

#### Kitchen/Diner

20' 9" x 5' 5" ( 6.32m x 1.65m )

A culinary haven comprising a bespoke range of matching gloss white base, wall, and drawer units with solid wood work surfaces. Integrated electric oven with a four-ring gas hob, space for an under-counter fridge, and solid wood flooring make this space both functional and aesthetically pleasing. Continuing the theme, this area features fitted shelving, tiled flooring, and French doors leading to the rear courtyard garden.

#### Cloakroom

Conveniently located under the stairs, this space is fitted with a low-level WC and washbasin.

## First Floor:

### Bedroom 2

10' 5" x 8' 2" ( 3.17m x 2.49m )

An elegant retreat with a cast iron fireplace, period wood surround, radiator, and sash window to the front elevation.

### Bedroom 3

11' 1" x 10' 5" ( 3.38m x 3.17m )

Another charming bedroom featuring a cast iron fireplace, over-stair storage cupboard, radiator, and double-glazed window to the rear.

### Bathroom

Fitted with a white three-piece suite, including a panelled bath with shower over, low-level WC, and pedestal washbasin. The bathroom also houses a wall-mounted concealed combi boiler and plumbing for a washing machine.

## Second Floor:

### Bedroom 1 (Master)

13' 1" x 9' 4" ( 3.99m x 2.84m )

A delightful space with deep-set storage cupboards, wood flooring, and two double-glazed Velux windows to the front and rear elevations.

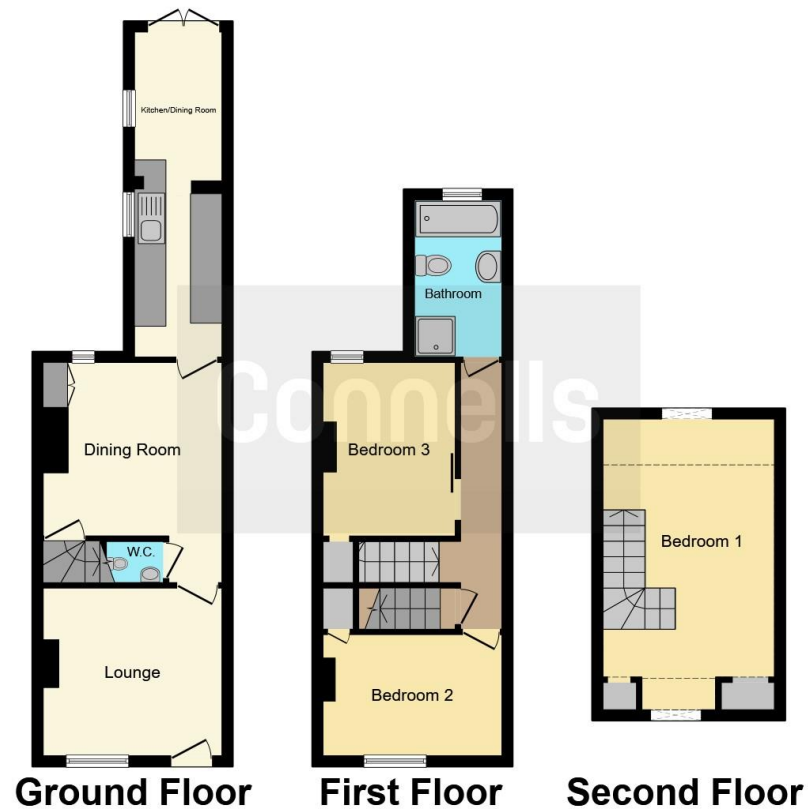
## Rear Garden

The rear extends to a charming enclosed courtyard garden with a manicured lawn, paved pathway, and borders ready for planting. The low-level walled surround, fenced boundaries, and handy side gated access complete this enchanting outdoor space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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**directions to this property:**

From Agent's Oadby branch proceed north on The Parade. At the lights turn left onto A6/Leicester Road. At the roundabout, take the third exit and bear right onto Glebe Road. Turn right to stay on Glebe Road. Turn left onto Knighton Grange Road and bear left onto Guilford Road. Turn right onto A6/London road, Bear left onto B568/Victoria Park Road and turn left onto Queens Road. Turn right onto Howard Road then left onto Oxford road. Turn left onto Montague Road, then immediately turn right onto Four Road where the property is located to your left hand side.

**EPC Rating: E**

Tenure: Freehold



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