



# Asking Price £525,000

## Portland Road, Clarendon Park, Leicester, LE2 3AB

- Extended End Terrace
- Two Reception Rooms
- Conservation area
- Bathroom Suite & Shower
- Freehold
- Entrance Hallway
- Open Plan Family Living kitchen
- Three Double Bedrooms
- Landscaped Rear Gardens
- EPC Rating E Council Tax Band D





A delightfully appointed and extended three storey end terrace with THREE BEDROOM, TWO RECEPTION ROOMS with AN OPEN PLAN KITCHEN-DINER with FAMILY ROOM, situated in the sought after city suburb of Clarendon Park, being well served for easy access to Leicester University, renowned local schooling, city centre and the fashionable Queens Road shopping parade with its array of specialist bars, boutiques and bistros.

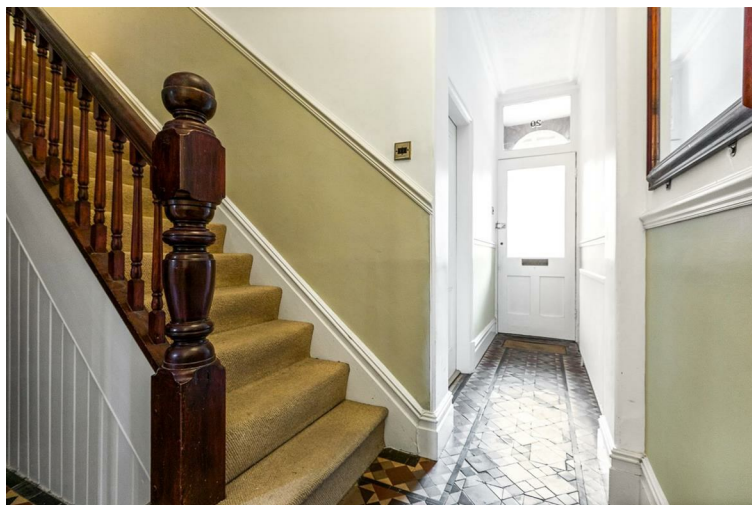
The property retains much of its original charm and a wealth of period features, enjoying spacious and flexible living accommodation.

The property would provide a comfortable family home briefly comprises hallway, a superb open plan family living space and fitted dining kitchen with bi-fold doors extending to paved sun terrace, two further reception rooms, three double bedrooms over two floors, stylish bathroom suite and shower with attractive landscaped garden.

**VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394**

#### **STORM PORCH**

Featuring original Minton tiled flooring and leading to:



#### **ENTRANCE HALLWAY**

Having original Minton tiled flooring, architraves, dado rail, radiator and turned staircase leading to first floor:



#### **LOUNGE ROOM**

**14'7" into bay x 12'1" (4.46 into bay x 3.70)**

Featuring chimney breast, period ceiling rose, original coving and picture rail, radiator, wood style flooring and sash bay double glazed window to front aspect.



#### **SITTING ROOM**

**12'3" x 11'11" (3.74 x 3.64)**

Having ornate period style fireplace featuring decorative tiled wings and hearth with a period slate surround, original picture rails, coving and central ceiling rose, radiator, wood style flooring and hard wood single glazed French door.

#### **CLOAKROOM**

Contemporary styled modern white suite comprising, flush fitting wc and wash hand basin, slate effect style flooring and window to side aspect.

#### **COAL CELLAR**

Under stair access to coal cellar, housing meters and consumer unit:





### OPEN PLAN FAMILY LIVING

**29'6" x 12'6" into bay (8.99 x 3.81 into bay)**

The property benefits from a superb open plan living space completed by the 'UK Master Builder of the Year 2008/2009 and comprises:



### FITTED KITCHEN

**11'11" x 9'5" (3.64 x 2.89)**

This stylish individually designed kitchen comprises a matching range of solid oak shaker style base, wall, larder and drawer units with solid granite work surfaces over, breakfast bar and matching splash backs incorporating a stainless steel sink unit and drainer. The design also incorporates an integrated double Bosch oven and grill, five ring gas De Dietrich burner with glass extractor chimney, plumbing is provided for a dishwasher, American style fridge/freezer, washing machine and power for tumble dryer, having ceramic tiled flooring, spotlights and double glazed Velux window. Leading to:



### DINING AREA

**11'9" x 9'11" (3.59 x 3.03)**

Tiled Floor, radiator, double glazed bay window to side aspect.

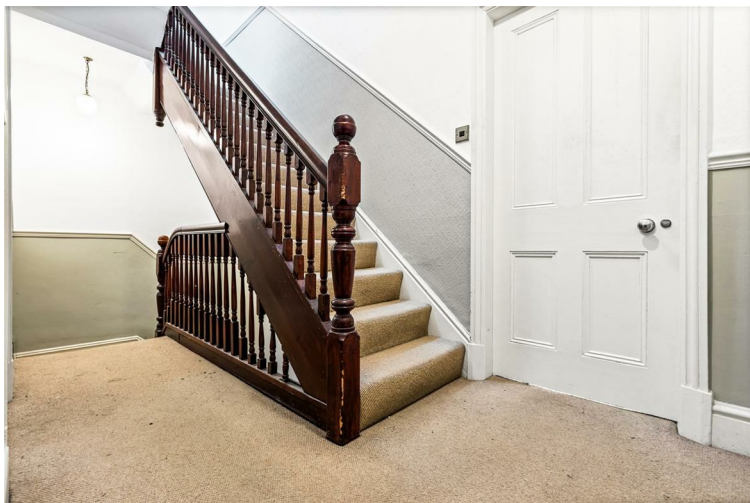


### FAMILY ROOM

**11'10" x 9'9" (3.61 x 2.98)**

To compliment the kitchen & dining room is this stunning family room comprising thermostatically controlled under floor heating, wiring for built-in speakers, double glazed velux window, spotlights, bespoke cedar wood feature windows inset with double glazed panels to side and matching bi-fold doors extending to rear elevation:





### FIRST FLOOR LANDING

Split level galleried landing with spindle balustrade, mahogany hand rail & turned oak newels with period dado rails:



### BEDROOM TWO

**12'5" x 11'11" (3.78 x 3.63)**

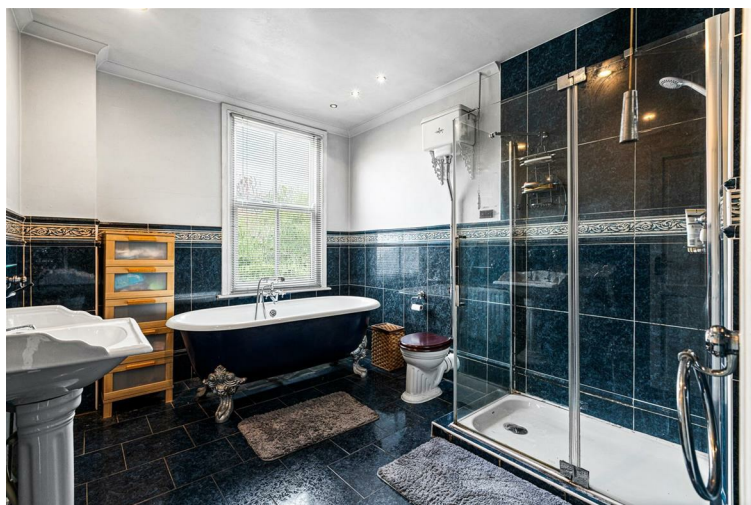
Comprising cast iron fireplace with decorative tiled wings, period cast iron surround & tiled hearth, radiator, wood style flooring and original sash window to rear elevation:



### BEDROOM ONE

**15'8" x 14'7" into bay (4.78 x 4.45 into bay)**

Comprising cast iron fireplace with decorative tiled wings, period cast iron surround & tiled hearth, cast iron style radiator, picture rails, spots to ceiling, wood style flooring, feature bay window inset with double glazed panels with leaded toplights and matching sash window:



### BATHROOM SUITE AND SHOWER

**11'1" x 9'0" (3.38 x 2.74)**

Superbly re-fitted with a period style white 'Sanitan' four piece suite comprising cast iron roll top bath fitted with pewter claw feet, ornate pedestal wash hand basin, walk-in double shower cubicle with power shower & matching high rise wc. Having part tiled ceramic walls with decorative dado rail over and matching flooring, radiator, ceiling coving and obscure sash window to rear elevation. With open plan aspect to built in airing cupboard with laundry rails, radiator, window to side and Worcester wall mounted boiler:





### SECOND FLOOR LANDING

Having double glazed roof light, 'Maids' storage cupboards to recess, walk in eaves storage being part boarded:



### BEDROOM THREE

15'8" x 12'0" (4.78 x 3.66)

Wood style flooring, radiator and hard wood feature window inset with double glazed panels to front elevation:



### OUTSIDE

Patio area, water tap, shed, established border with shrubs and flowers, gate to rear.

To the front of the property is a low level brick wall with various shrubs and hedging.



### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing

owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

#### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

#### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

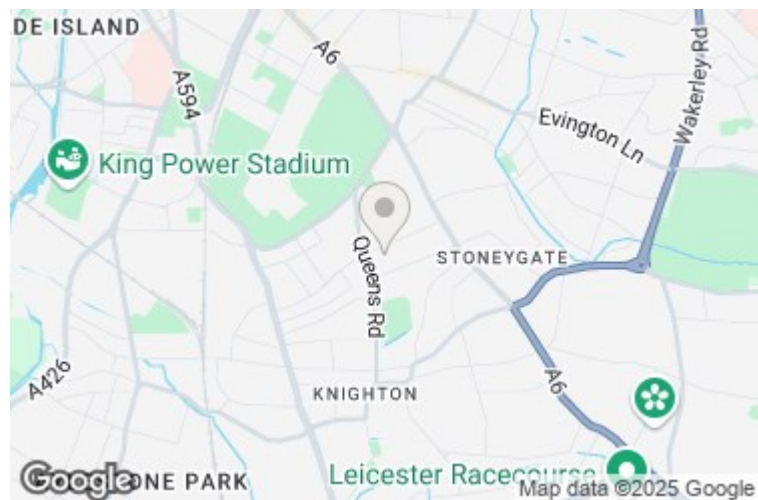
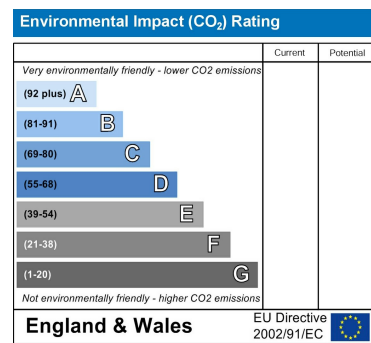
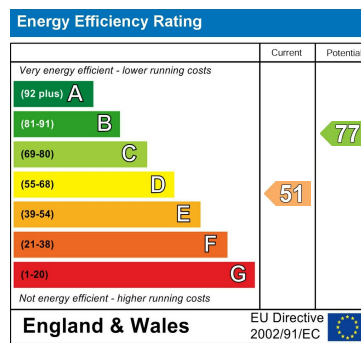
#### VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm,

Saturday 9am - 4pm,



Total Area: 180.7 m<sup>2</sup> ... 1945 ft<sup>2</sup>

All measurements and illustrations are approximate and may not be drawn to scale.  
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.  
The vendor, agency and supplier will accept no liability for its accuracy.



# Barkers

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- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

