



READINGS

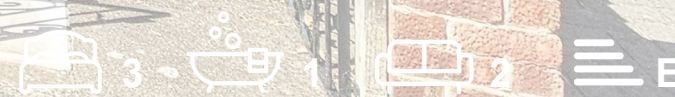
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Landseer Road

Clarendon Park, Leicester, LE2 3EP

£280,000



Landseer Road

Clarendon Park, Leicester, LE2 3EF

A Traditional Family Home with a Great Garden and Plenty of Potential.

Offered for sale with no onward chain, this traditional three-bedroom semi-detached home occupies a particularly popular position in Clarendon Park, one of Leicester's most sought-after residential areas.

From the moment you arrive, there's a sense of the potential this property offers. A driveway to the front provides useful off-road parking, while inside the accommodation includes an entrance hall with useful storage and two separate reception rooms. The lounge sits at the front of the house, while the second sitting room overlooks the rear garden, creating a flexible space that could work equally well as a family room, dining room or home office.

The kitchen is positioned to the rear and is being sold with the existing white goods, providing a practical starting point for those who may eventually wish to modernise and put their own stamp on the property.

Upstairs, there are two comfortable double bedrooms, a further single bedroom and the family bathroom. Outside, the property really comes into its own. The large, mature rear garden is a genuine highlight, offering plenty of space for children to play, entertaining in the summer or simply enjoying some peace and quiet away from the house. There is also a useful outside WC and a rear store, which houses a freezer that is included in the sale. Tucked away at the bottom of the garden is a timber shed.

While the property would benefit from some updating, this is also where much of its appeal lies. There is an opportunity to create a home that reflects your own style, while the existing layout and generous plot offer potential for further improvement or extension, subject to the necessary planning permissions and consents.

Landseer Road is ideally placed for enjoying everything that makes Clarendon Park so popular, with a great selection of independent cafés, restaurants, shops and everyday amenities close at hand. The nearby Queens Road provides plenty of places to eat, meet friends and enjoy the neighbourhood atmosphere, while Victoria Park is also within easy reach and offers a wonderful green space for walking, running, relaxing and family time.

For families, the area is well regarded for its range of local schools, while Leicester city centre and the University of Leicester are also conveniently accessible. There are good road links to the wider city and beyond, making the area popular with both families and professionals.

With its attractive location, generous garden, off-road parking, three bedrooms and scope to improve and extend, this is a home that offers an exciting opportunity to create something special. And with no onward chain, it could be an ideal choice for buyers looking to move without a lengthy chain holding things up.





Property Information

Tenure: Freehold

Local Authority: Leicester City

Council Tax Band: B

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

Annual Estate Management Charge If Applicable: n/a

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

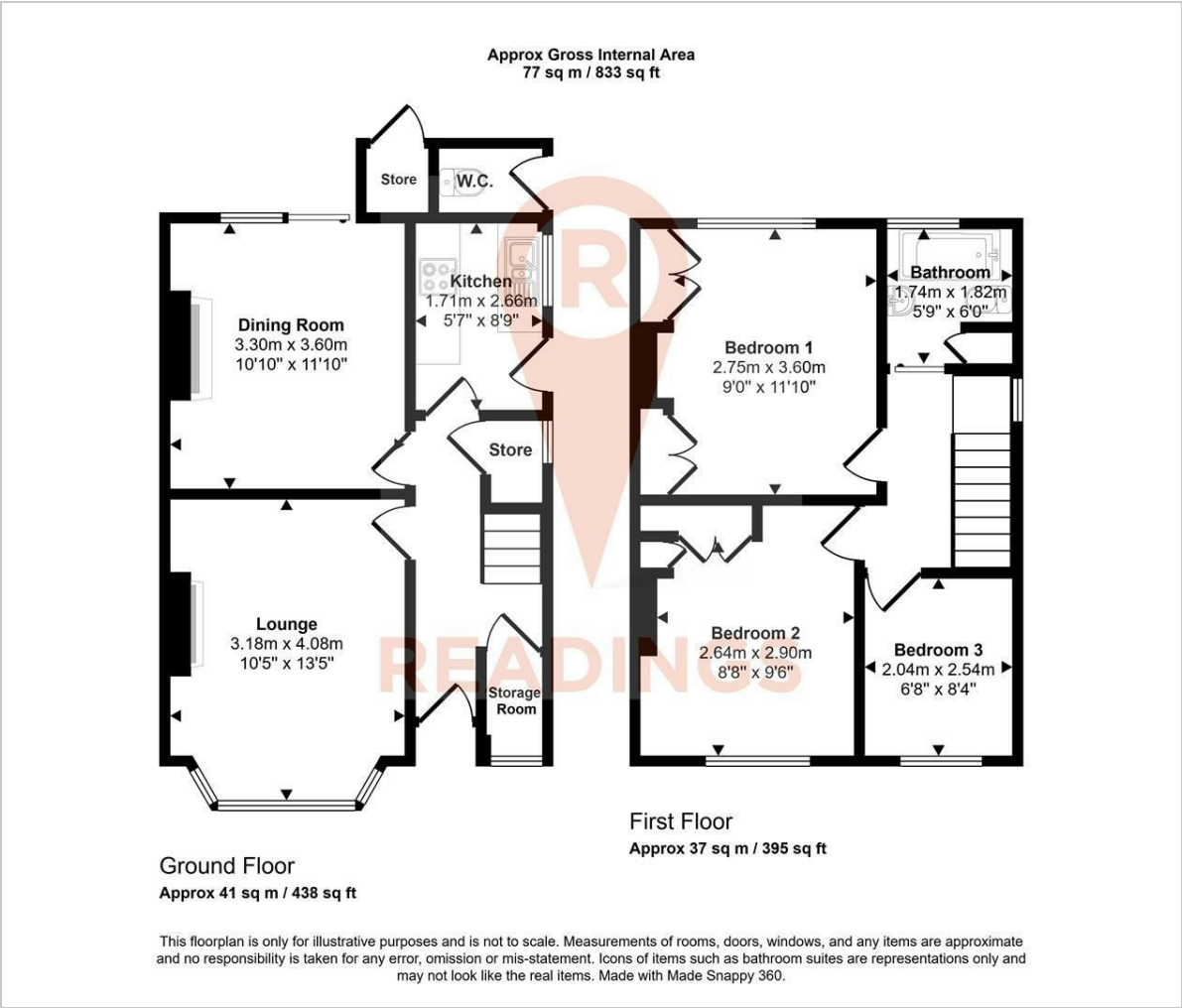
Anti Money Laundering

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



Floor Plan



Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

