



Portland Road, Clarendon Park

In Excess of £500,000

A SPACIOUS three bedroom three storey villa presenting an open plan fitted dining kitchen with solid granite work surfaces. Situated within a short distance of Queens Road shopping parade.

Council Tax band: D

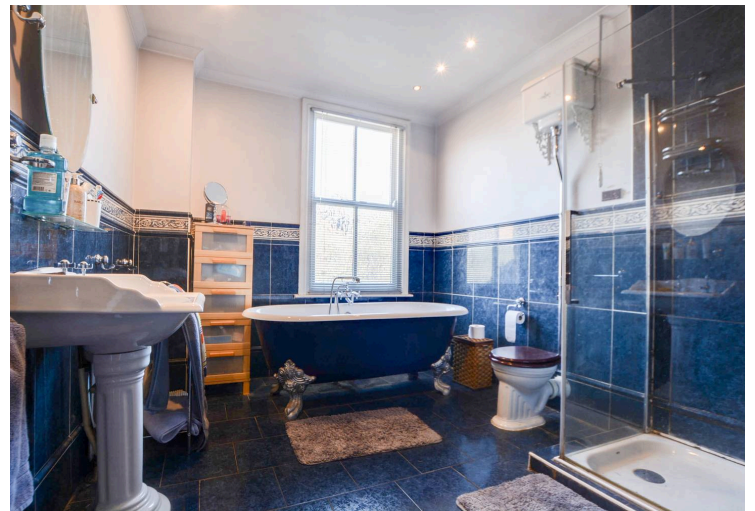
Tenure: Freehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

Via glazed front door, with original Minton tiled floor, dado rail, stairs to first floor, radiator.

Reception Room One 14' 8" x 12' 2" (4.46m x 3.72m)

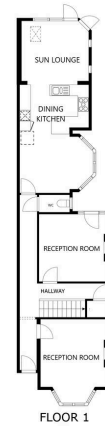
With double glazed bay window to the front elevation, wood effect floor, chimney breast, ceiling coving, TV point, cable connection, telephone point, radiator.

Reception Room Two 12' 3" x 11' 11" (3.74m x 3.64m)

With windows and door to the rear garden, wood effect floor, chimney breast with feature fireplace, surround and hearth, ceiling coving, picture rail, TV point, radiator.

Open Plan Fitted Dining Kitchen 19' 5" x 12' 0" (5.93m x 3.66m)

With double glazed bay window to the side elevation, double glazed skylight, spotlights, part tiled walls, tiled floor, a range of oak wall and base with solid granite work surface and breakfast bar, inset five ring gas hob with extractor hood, integrated double oven, plumbing for washing machine, space for tumble dryer, plumbing for dishwasher, space and plumbing for American-style fridge freezer, radiator.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 Matterport

Sun Lounge 11' 11" x 9' 10" (3.62m x 3.00m)

With double glazed skylight window, two double glazed windows to the side elevation, double glazed bi-folding doors, ceramic tiled floor, under-floor heating.

Ground Floor WC

With window to the side elevation, ceramic tiled floor, low-level WC, wash hand basin, part tiled walls.

First Floor Landing

With stairs to second floor.

Bedroom One 14' 10" x 12' 4" (4.51m x 3.75m)

With double glazed bay window to the front elevation, further sash window to the front elevation, spotlights, chimney breast with feature fireplace, surround and hearth, picture rail, TV point, radiator.

Bedroom Two 12' 3" x 11' 11" (3.73m x 3.64m)

With sash window to the rear elevation, wood effect floor, chimney breast with feature fireplace, surround and hearth, radiator.

Bathroom

With obscured glass window to the rear elevation, tiled floor, part tiled walls, freestanding ball and claw cast iron bath with mixer shower tap, separate shower cubicle, traditional pull chain WC, wash hand basin, open access to a storage area with the boiler and window to the side elevation, radiator.

Second Floor

With ample built-in storage, door to bedroom three.

Bedroom Three 11' 0" x 9' 0" (3.36m x 2.74m)

With window to the front elevation, oak effect laminate floor, chimney breast, radiator.

Front Garden

Front forecourt with paved pathway to the front door.

Rear Garden

A low maintenance rear courtyard style garden with paved patio area, mature flowerbeds, garden shed, walled perimeter, gated access to the side alley.

Permit Parking

This property is situated within Leicester City Council's Permit K parking zone. Parking permits are subject to council regulations, which may change over time. Prospective buyers or tenants should verify eligibility, availability, and any associated costs directly with Leicester City Council before making any decisions regarding the property.



FLOOR 2

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FLOOR 3

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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