



4 St. Pauls Road, Leicester - LE3 9DE
£309,950

 **NEWTON FALLOWELL**

4 St. Pauls Road

Leicester

Occupying a sought area cul-de-sac position within this popular conservation area of Leicester, fall in love with this Victorian bay fronted end of terrace which has been thoughtfully refurbished by the current owner to offers a 'turn key' home, perfect for first time buyers, investors or growing families. Positioned within walking distance of Fosse Recreation Ground, the property successfully combines period features with modern comforts including high ceilings, decorative coving and original tiled flooring in the hallway. The internal layout includes an entrance hall, two reception rooms both with log burners and a refurbished kitchen diner, with the first floor offering three practical bedrooms, contemporary bathroom and separate WC. Outside to the front is a landscaped forecourt behind a low level wall, with a low maintenance garden at the rear with two outbuildings. An immediate viewing comes highly recommended!

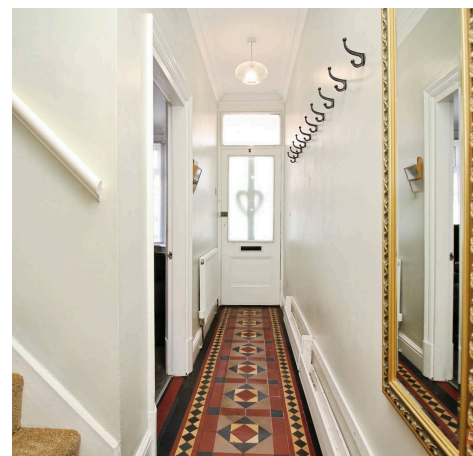
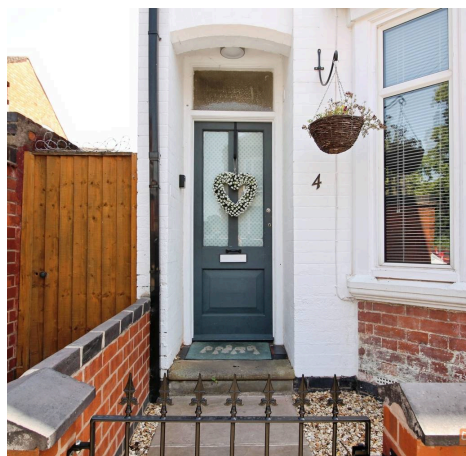
Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- Three well proportioned bedrooms
- Traditional 1890's victorian end of terrace house
- Modernised kitchen diner with built in appliances
- Landscaped front garden and a walled low maintenance rear courtyard
- Within walking distance of Fosse Recreational Park
- Two reception rooms, both with feature log burners
- Need independent mortgage advice? Get in touch today!
- Tenure - Freehold / Tax Band B
- EPC Rating D
- Viewings strictly by appointment only!





Welcome to your new home

Upon entering the home, you are welcomed by an inviting entrance hall featuring characterful tiled flooring and a staircase rising to the first floor. The principal reception room is centred around a log-burning stove, with bespoke built-in storage to both alcoves, while a walk-in bay window to the front elevation fills the space with an abundance of natural light. The second reception room offers excellent versatility, ideal as either a formal dining room or an additional sitting room. Complete with a further log-burning stove and a rear-facing window, it provides a warm and inviting atmosphere. A particular highlight is the refurbished kitchen/diner, fitted with a contemporary range of wall and base units, complementary work surfaces, a boiling water tap, integrated dishwasher and fridge/freezer, soft-close cabinetry, boiler, a self-cleaning oven, induction hob and extractor hood. Finished with upgraded tiled flooring, there is ample dining space and direct access to the garden.

Ascend to the first floor

Ascending to the first floor, the carpeted landing provides access to three well-proportioned bedrooms, including an exceptionally spacious principal bedroom. Also on this level is a stylishly modernised bathroom, fitted with a contemporary three-piece suite comprising a bath and wash hand basin, complemented by attractive wall tiling. A separate WC is conveniently located adjacent to the bathroom. The landing also provides access to the loft, which benefits from partial boarding and lighting, offering useful additional storage.

Outside

Occupying a cul-de-sac position, the property is approached via a landscaped, walled forecourt with a gated pathway leading to the entrance. Shared gated side access leads to the enclosed rear courtyard, where a paved patio provides an outdoor space complemented by two brick-built outbuildings, one housing a convenient WC and the other offering valuable additional storage.



Location

St Pauls Road lies just off Wentworth Road and overlooks the pretty Fosse Recreational Park in the heart of the fashionable and popular West End of Leicester. The property is within easy walking distance of the Narborough Road and Braunstone Gate with their abundance of trendy bars, restaurants and shops, and is conveniently located for the city centre with its professional quarters and mainline railway station as well as the M1/M69 motorway networks and associated Fosse Retail Park.

Tenure & Council Tax

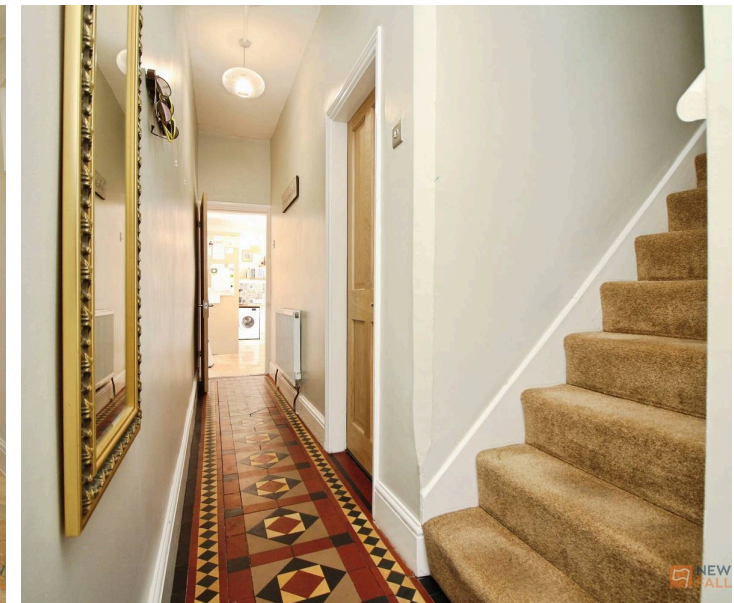
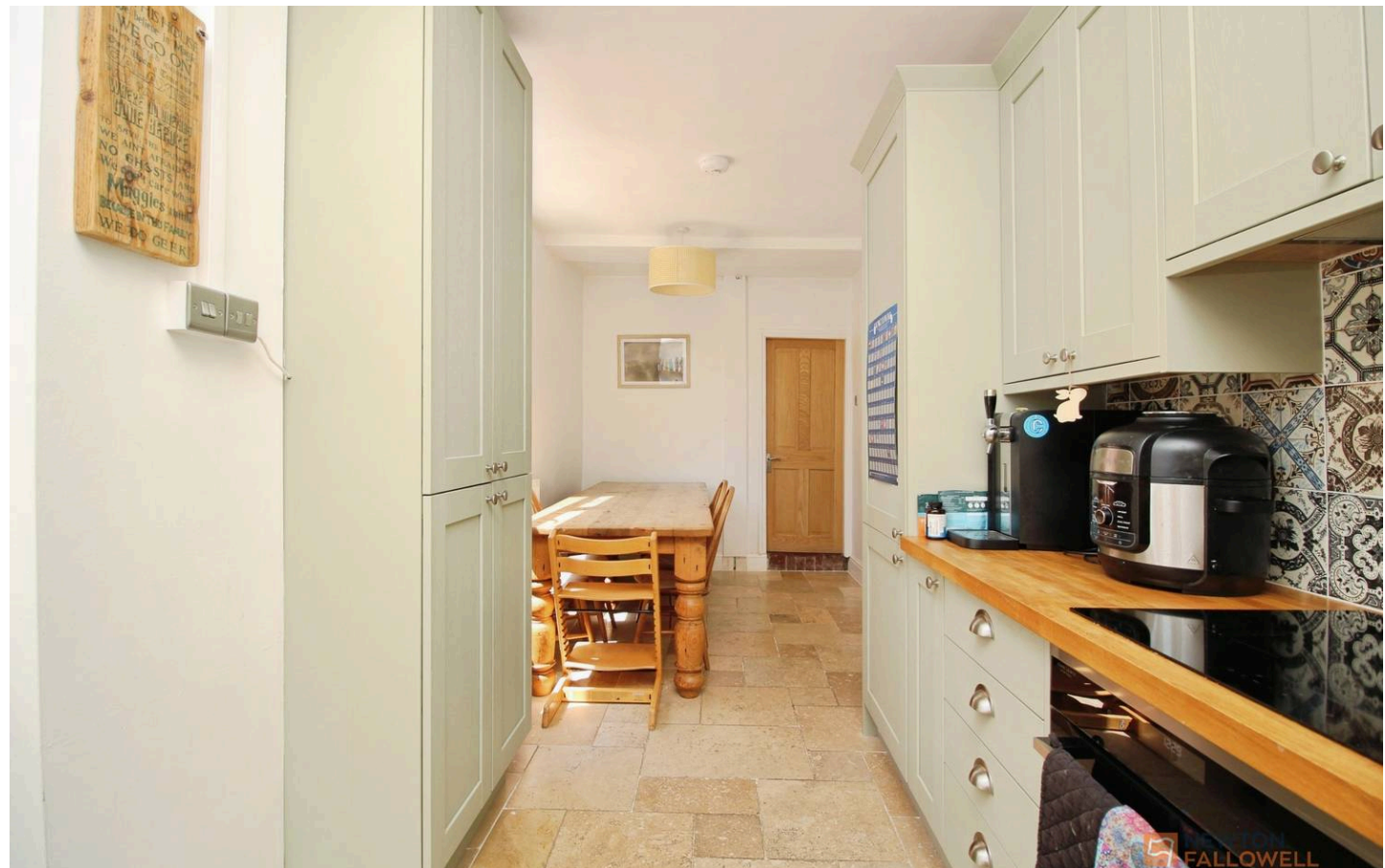
We understand the property to be freehold with vacant possession upon completion. Leicester City Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

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Making an Offer

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Agents Note

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Total floor area: 119.2 sq.m. (1,283 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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