



## Bulwer Road, Clarendon Park, Leicester

£260,000 Freehold

Desirable 2-bed terraced house with modern features. Spacious lounge, fitted kitchen, utility room, ground and first-floor shower rooms, low-maintenance garden.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: D



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### Through Lounge Diner

27' 6" x 10' 11" (8.39m x 3.32m)

This lovely through-lounge enjoys double-glazed windows at both the front and rear, which keep the space bright. The focal point of the room is the gas fire set within a surround, adding a cosy touch to an already inviting space. A dado rail runs the length of the room, complementing the colourful décor. There's also a TV point and two radiators to keep the room comfortable all year round.

### Kitchen

12' 0" x 6' 7" (3.67m x 2.00m)

The kitchen has a double-glazed window to the side that brings in plenty of natural light. It's fitted with a built-in oven and an induction hob topped with a sleek chimney hood, giving the room a modern touch. There's a sink and drainer set beneath the window, along with a good range of wall and base units that offer plenty of storage. The warm wood-effect worktops and tiled flooring tie everything together nicely, and a radiator keeps the space comfortable throughout the year.





### Utility Room

8' 0" x 6' 0" (2.45m x 1.83m)

A practical space with a double-glazed window and door that bring in plenty of light. There's a sink and drainer set into the worktop, along with plumbing for a washing machine and space for a tumble dryer stacked above. The layout gives you a handy area to take care of laundry and extra household chores without encroaching on the main kitchen.

### Ground Floor Shower Room

5' 11" x 5' 9" (1.81m x 1.75m)

Features a modern tiled shower cubicle, a wash hand basin, and a low-level WC, all set against a clean, contemporary finish. The tiled flooring is practical and easy to maintain, and a heated towel rail adds a touch of comfort. There is a double-glazed side window and the full-height tiled walls.

### First Floor Landing

With a radiator and loft access with pull down ladder leading to a partially boarded loft.

### Bedroom One

12' 4" x 11' 6" (3.76m x 3.50m)

Enjoys a large double-glazed window to the front, which brings in plenty of natural light and gives the room an airy feel. There are handy built-in shelves and open hanging rails that make great use of the space, and a radiator sits beneath the window to keep the room warm. It's a comfortable, generous double bedroom with plenty of room for furniture

### Bedroom Two

15' 6" x 9' 4" (4.73m x 2.84m)

The room is fitted with an impressive range of built-in wardrobes, drawers, and overhead box cupboards, giving you loads of storage without taking up valuable floor space, the layout still leaves enough room for a comfortable bed. There is a double glazed window and a radiator.

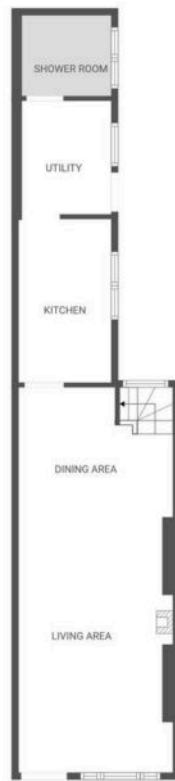
### Shower Room

8' 10" x 6' 6" (2.70m x 1.97m)

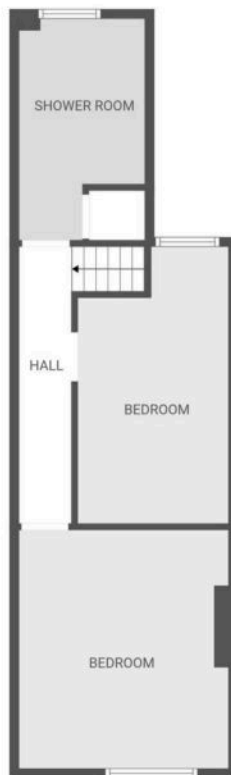
The first-floor shower room has a bright, modern feel thanks to the double-glazed rear window and colourful décor. It features a generous walk-in double shower with tiled surrounds, along with a wash hand basin and a low-level WC set neatly to one side. There's useful storage too, with a cupboard housing the boiler, plus an extractor fan for ventilation. The wood-effect flooring adds warmth to the space, and a radiator keeps the room comfortable.

### Rear Garden

Paved low-maintenance rear garden with walled perimeter and outside store.



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