



**£290,000**

**Lorne Road, Clarendon Park, Leicester, LE2 1YG**

- Palisade Victorian Villa
- Original Tiled Entrance Hallway
- Fitted Kitchen
- Modern Bathroom Suite
- GCH, DG & EPC D
- Clarendon Park Location
- Two Reception Rooms
- Three Double Bedrooms
- Lawned Garden
- No Upward Chain



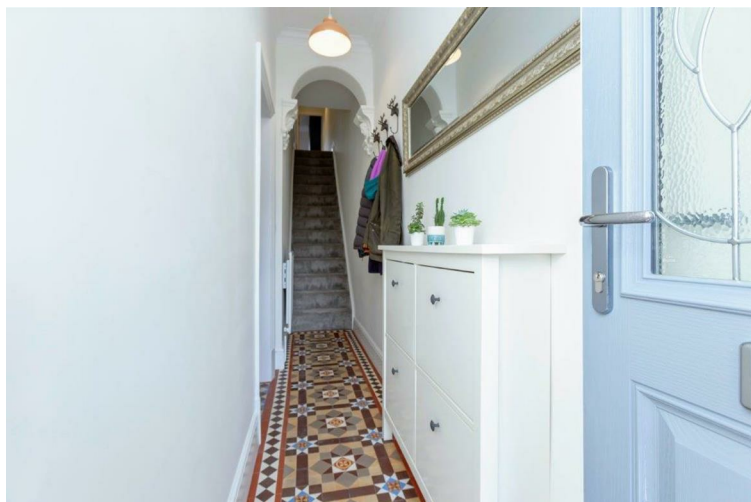
ON OFFER A SUPERBLY APPOINTED VICTORIAN PALISADE VILLA Ideally located within the highly regarded city suburb of Clarendon Park, being well served for Leicester University, Leicester Hospitals, the city centre, Victoria Park & the fashionable Queens Road shopping parade with its array of specialist bars, bistros & boutiques. This immaculately presented accommodation, renovated to a high standard, offers a comfortable family home with a wealth of beautiful original features. Briefly comprising of; minton tiled entrance hallway, two reception rooms, bespoke fitted kitchen, stairs to galleried first floor landing, three double bedrooms, stylish bathroom suite with shower over bath and attractive walled lawned rear garden. Having gas central heating & double glazing with working sash front bay windows. **EARLY VIEWING HIGHLY RECOMMENDED. OFFERED WITH NO UPWARD CHAIN.**



#### **FRONT RECEPTION ROOM**

**10'0" x 14'11" (into bay) (3.07 x 4.57 (into bay))**

Double glazed working sash bay window to front aspect, laminate flooring, chimney breast with original fireplace and cast-iron inset, decorative tiling and marble hearth, picture rail, coving, ceiling rose, radiator, original meter cupboard:



#### **ENTRANCE HALL**

Accessed via UPVC composite door, minton tiled flooring, original decorative plaster archway, ceiling coving, radiator and stairs leading to first floor:



#### **REAR RECEPTION ROOM**

**15'1" x 10'3" (4.61 x 3.13)**

Laminate flooring, picture rail, coving, ceiling rose, radiator, chimney breast with the potential to open up. Double glazed window to rear aspect:



**FITTED KITCHEN**  
**14'2" x 7'8" (4.34 x 2.35 )**

Fitted kitchen with wall and base units offering a variety of storage, electric fan oven with four gas ring hobs and extractor hood, integrated separate fridge and freezer, tiled flooring and splash backs, spot lights, heat alarm, space for washing machine, wall mounted 'Worcester' combi-boiler, under stairs pantry, double glazed window to side aspect and UPVC rear door:



**MASTER BEDROOM**  
**14'9" (into bay) x 14'8" (4.52 (into bay) x 4.49)**

Double glazed working sash bay window to front elevation, newly fitted carpet and radiator:



**LANDING**

Galleried landing with built in cupboard, newly fitted carpet, access to loft with potential to convert subject to necessary planning regulations:



**BEDROOM TWO**  
**15'0" x 9'5" (4.59 x 2.88)**

Fitted wardrobe, newly fitted carpet, radiator, and double glazed window to rear elevation:



**BEDROOM THREE**  
**10'11" x 7'8" (3.35 x 2.34 )**

Radiator, newly fitted carpet and double glazed window to rear elevation:



**BATHROOM SUITE**  
**4'11" x 6'4" (1.51 x 1.94)**

Modern newly refitted traditional bathroom suite with patterned tiled flooring, white tiled splash backs, sink with vanity unit offering storage below, low level w/c, bath with mixer shower, extractor fan, chrome towel rail and double glazed window to side elevation:

**OUTSIDE STORE**  
**7'9" x 2'9" (2.38 x 0.86)**

The property has use of an original outside store



**REAR GARDEN**

An attractive walled rear garden with patio leading to a raised lawned area with flower beds and three useful storage out-buildings:

**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.

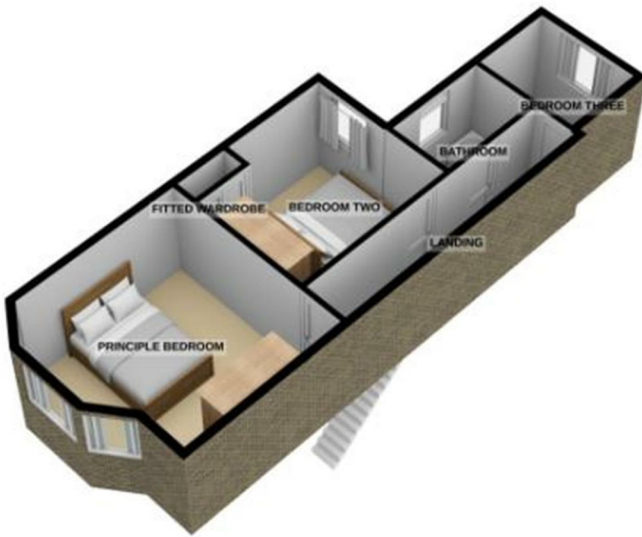
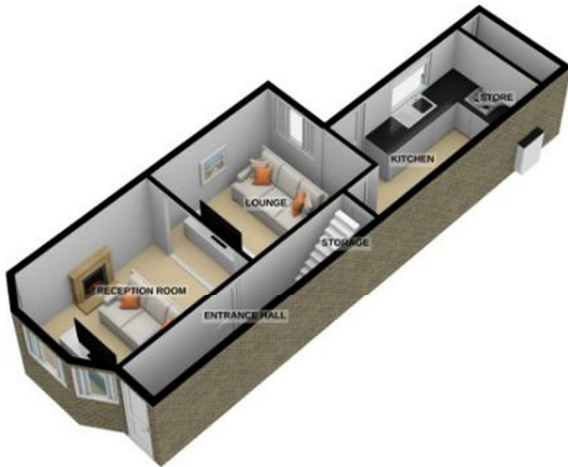
**VIEWING TIMES**

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		52	52
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			79
(69-80) <b>C</b>			
(55-68) <b>D</b>		45	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

# Barkers

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**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- 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

