



**Lytham Road Clarendon Park LE2, 37 Lytham
Road, Clarendon Park, Leicester, LE2 1YD**

Offers Over: £305,000

Freehold

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This Victorian home has undergone a stunning redecoration over its two year ownership, with light hues chosen to enhance its spacious feel. Retaining its period charm, the entrance boasts Minton tiled flooring and a part-glazed front door. The ground floor offers a sitting room with ornate details, a lounge with an original fireplace, a bay windowed dining room, and a new kitchen with timber shaker style units. Upstairs, three bedrooms feature, including a master with solid timber wardrobes, a second bedroom with an original fireplace, and a spacious third bedroom.

A modern family bathroom completes this elegant residence.

This classic home is conveniently accessed from Lytham Road, with the alleyway leading to the rear accessible on the right hand side. Residents enjoy on road parking on this street and surrounding streets. The rear features a spacious garden with a large slabbed patio, perfect for outdoor furniture, leading to practical outbuildings and a manageable lawn. Enclosed by high-level evergreen hedging on one side and a combination of brick walls and timber fencing on the other, the garden offers ample privacy.

Council Tax Band:

- Freehold
- Newly Fitted Kitchen With Appliances
- Wardrobes To The Master Bedroom
- Redecorated Throughout
- Generous Accomodation
- Modern Bathroom
- Three Spacious







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Disclaimer

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