

Raeburn Road
Clarendon Park, Leicester

Asking Price: £340,000





- Spanning Over 1150 Sq. Ft.
- Three Bedroom Semi Detached Family Home
- Extended Open Plan Kitchen Dining Family Room
- Modern Fitted Kitchen With Integrated Appliances
- Separate Bay Fronted Living Room With Log Burner

- Contemporary Family Bathroom
- Front Porch Entrance
- Landscaped Rear Garden
- Located In Fashionable Clarendon Park
- Beautifully Maintained Throughout



Located on the ever popular Raeburn Road in Clarendon Park, this extended three bedroom semi-detached home offers generous, well-balanced living space ideally suited to modern family life.

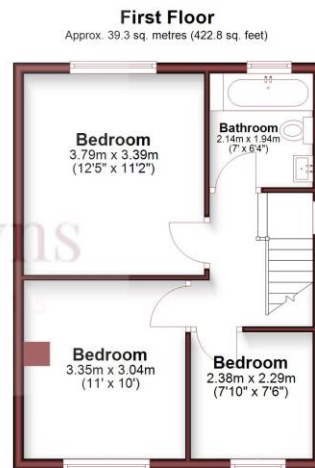
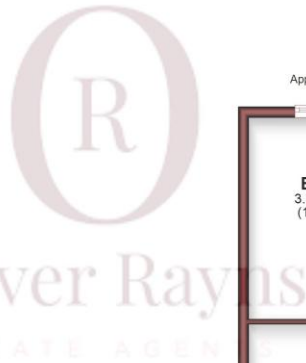
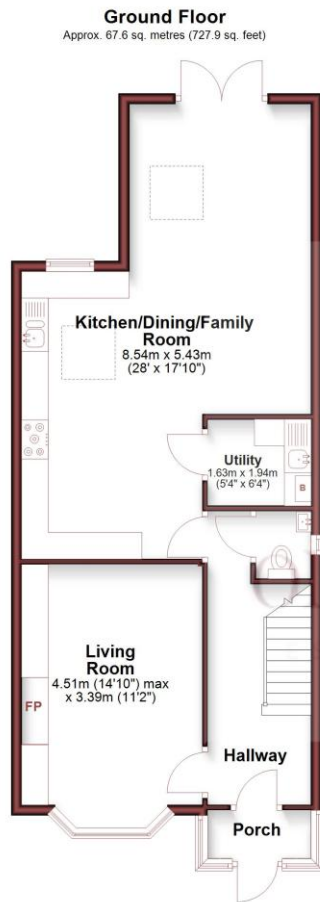
Set back from the road behind a charming front garden and porch entrance, the property immediately provides a welcoming first impression. Inside, the living room to the front features a bay window and a log burner, creating a cosy yet bright space for everyday living. To the rear, the property opens into a significantly extended kitchen, dining and family room, forming the heart of the home. Completed in 2009, this space is notably larger than a traditional three bedroom house in the area, with a contemporary fitted kitchen designed with both practicality and style in mind. The kitchen itself offers a wide range of wall and base units, generous worktop space, integrated appliances and a central run of cabinetry that creates an efficient cooking area while remaining sociable. The kitchen and dining area also benefit from underfloor heating, adding comfort and a touch of luxury to this modern living space.

There is ample room for a full dining table as well as a more relaxed seating area, making it a versatile space that adapts easily to busy family life. Rooflights and rear doors draw in natural light and provide a seamless connection to the garden, making it an ideal setting for both day-to-day living and entertaining. A useful utility room and ground floor WC add further practicality.

Upstairs, the property offers three well-proportioned bedrooms arranged off a central landing, comprising two comfortable double rooms and a well-sized single bedroom that would suit a child's room, nursery or home office. The principal bedroom enjoys a pleasant outlook to the front, while the second double overlooks the rear garden. The family bathroom is fitted with a modern suite including a bath with shower over, wash hand basin with storage beneath and WC, finished with contemporary tiling for a clean, practical feel.

Outside, the rear garden has been carefully arranged to create a low-maintenance outdoor space with a combination of patio, lawn and raised decking. The patio provides a natural area for dining and entertaining, while the lawn softens the space and adds greenery. The raised decking offers an additional seating area, ideal for making the most of the warmer months. Fully enclosed, the garden enjoys a good level of privacy and a pleasant outlook, complementing the overall feel of the home.





Total area: approx. 106.9 sq. metres (1150.7 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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