

**Thurlow Road**  
**Clarendon Park, Leicester**

Asking Price: £265,000



**Oliver Rayns**  
ESTATE AGENTS







- Victorian Corner Terrace
- Two Double Bedrooms
- Bright Bay Fronted Living Room
- Separate Dining Room
- Fitted Kitchen Opening Directly Onto Rear Garden
- Large Rear Garden Offering Extension STPP
- Useful Store Rooms
- Modern Bathroom With White Suite
- Corner Plot Allowing Side Access
- Ideal First Time Purchase

**This attractive Victorian corner terraced home offers well-balanced living arranged over two floors, with generous proportions throughout and excellent potential to extend to the rear, subject to the usual consents.**

The property is entered via a traditional front door into a welcoming living room positioned at the front of the house, featuring a large bay window that draws in natural light, original floorboards and a fireplace forming a clear focal point to the room. From here, the layout flows through to the dining room, a comfortable and well-defined space suited to everyday family use as well as entertaining, with a further fireplace and ample room for a full dining table.

Beyond the dining room sits the kitchen, arranged to the rear of the property and fitted with a range of base and wall units, work surfaces and integrated appliances. A door provides direct access out to the garden. Adjacent to the kitchen are a series of useful stores, offering excellent storage and clear scope for reconfiguration or extension, particularly given the property's corner position.

The first floor opens onto a central landing leading to two well-proportioned bedrooms. The principal bedroom sits to the front of the house, comfortably accommodating a double bed and additional furniture, with pleasant outlooks over the street.

The second bedroom, also a double, overlooks the rear garden and benefits from a similarly generous footprint. The bathroom is positioned off the landing and is fitted with a white suite comprising bath with shower over, wash basin and WC, complemented by a window providing natural light and ventilation.

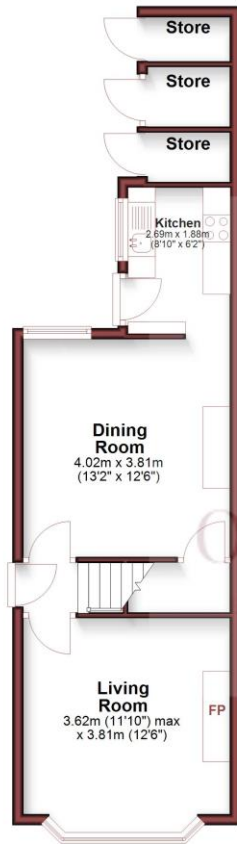
Externally, the property benefits from a notably large rear garden, a rare feature for a home of this type. The garden is predominantly laid to lawn with established planting and boundaries, offering a high degree of privacy and significant potential for extension or landscaping. Side access further enhances practicality, particularly for families.







**Ground Floor**  
Approx. 43.7 sq. metres (470.2 sq. feet)



**First Floor**  
Approx. 38.6 sq. metres (415.3 sq. feet)



Total area: approx. 82.3 sq. metres (885.4 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.







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