

**Hartopp Road**  
**Clarendon Park, Leicester**

Asking Price: £265,000



**Oliver Rayns**  
ESTATE AGENTS



- Two Double Bedrooms With Feature Fireplaces
- Extended Open Plan Living Kitchen Dining Area
- Generous Front Living Room With Bay Window
- Large Family Bathroom
- Stylish Interior With Character And Colour Throughout
- Private Rear Garden With Patio And BBQ Area
- Fashionable Clarendon Park Location
- One Way Street With Reduced Traffic Flow
- Energy Efficient Solar Panels Installed
- Parking Permit Zone



**Set along Hartopp Road in Clarendon Park, this Victorian terrace has been extended and carefully maintained to create a home that feels spacious, full of character and ready to move into, with a natural flow that draws you through to the rear garden.**

From the moment you step inside, it's clear how much care has gone into both the upkeep and the way the house has been styled. The front reception room is a generous living room, where a deep bay window fills the space with light and a feature fireplace forms a natural focal point. The proportions are excellent, and the use of colour and artwork gives the room a distinctive, welcoming feel that immediately stands out.

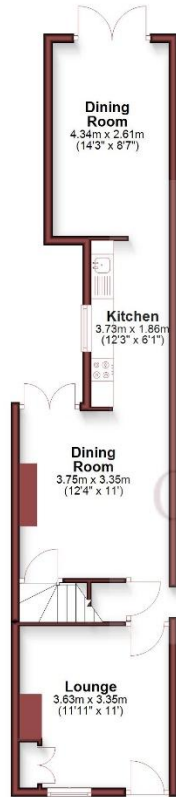
As you move through, the house opens out into a large open plan living, kitchen and dining area. This is the real heart of the home; a wide, bright space that has been designed for modern living while still respecting the character of the property. The extension works seamlessly with the original house, creating a sense of openness without losing its charm. French doors lead straight out to the garden, and with its rear aspect, the space enjoys plenty of natural light, making it a real sun trap throughout the day. The kitchen itself is well arranged with a range of wall and base units, rolltop work surfaces and exposed brickwork that adds warmth and character. It connects naturally with the dining and living space, making it a great area for both everyday use and when you have people over. The way the current owners have brought together colour, artwork and finishes throughout this part of the house gives it a creative, lived-in feel that's hard to replicate. Upstairs, there are two well-proportioned double bedrooms, both retaining their original fireplaces and offering a good sense of space. The front bedroom is particularly bright, while the second bedroom is equally comfortable and adaptable. The bathroom is larger than you would typically expect for a property of this style, fitted with a bath with shower over, wash hand basin and WC. A window to the rear provides natural light and ventilation.

Throughout the house, original features such as fireplaces and proportions sit comfortably alongside more recent improvements, with the addition of solar panels helping to improve energy efficiency. It's a home that has clearly been well looked after, with a strong sense of style running through it that gives each room its own feel while still tying everything together. Outside, the garden has been reworked to create a space that's easy to use and enjoy, with a paved seating area and well-planted borders adding colour and interest. In addition to the main patio, there is a useful side passage which leads through to a wider section where the current owners have set up a BBQ area, giving you a bit of separation and making it ideal for entertaining.

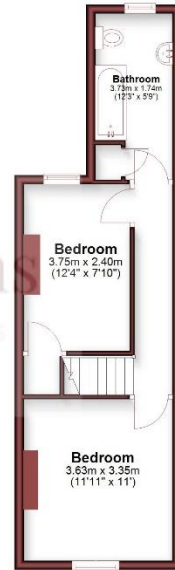
Hartopp Road itself is a one way street with controlled access at the far end, which helps keep traffic to a minimum and gives the street a noticeably quieter feel, all while being right in the heart of fashionable Clarendon Park.



**Ground Floor**  
Approx. 47.0 sq. metres (505.4 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (376.5 sq. feet)



Total area: approx. 81.9 sq. metres (881.9 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 PlansUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

## Oliver Rayns

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