



45 Landseer Road, Clarendon Park

Leicester

Offers Over £270,000



45 Landseer Road

Clarendon Park, Leicester

A traditional three bedroom red-brick semi-detached home in south Leicester, with two reception rooms. It has a strong student letting history and comes with vacant possession from 01/12/2026.

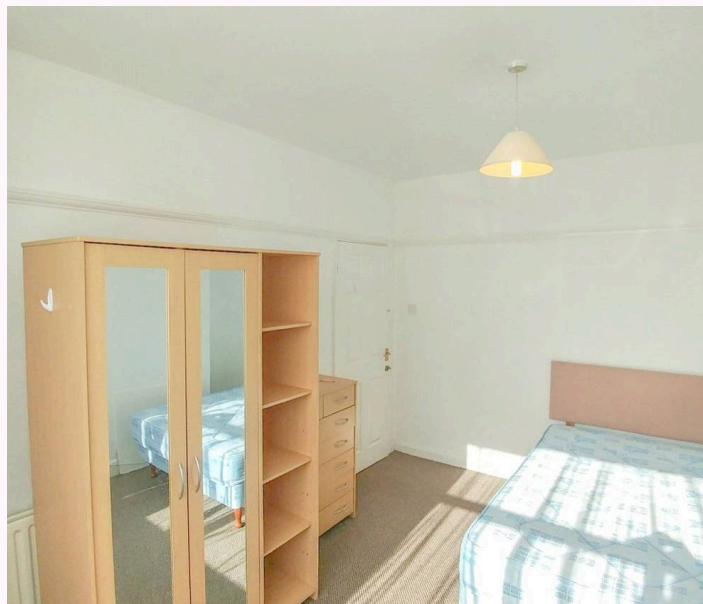
Set on Landseer Road in south Leicester, this traditional red-brick semi has three bedrooms, two reception rooms and a long rear garden. It also has a strong student letting history behind it.

The house sits behind a fenced frontage, with a bay window and a classic hipped roof and chimney stack giving it the solid, well-proportioned look typical of the road. Inside, a hallway leads to the stairs, a useful ground floor WC and the main living spaces, with around 980 sq ft across the two floors.

At the front, the living room is arranged around a wide bay window that draws in plenty of natural light. Behind it, a second reception room with a fireplace opens into a dining area, where patio doors lead out to the garden.

The kitchen runs to more than 22ft along the side of the house. It has wood-effect units, a breakfast bar, space for a washing machine and a chequered tiled floor, with windows at the side and the end looking out over the garden.

Upstairs are three bedrooms. The front and rear rooms are both comfortable doubles, light and well-proportioned, while the third makes a good single or home office. A family bathroom completes the first floor.





Outside, the rear garden is long, laid mainly to lawn and fenced, with mature trees giving shade and privacy. There's room for a patio, outdoor dining or growing your own.

The house will be sold with vacant possession from 01/12/2026. That gives investors a clean start to re-let for the next academic year, or gives an owner-occupier a home that's ready to move into and make their own.

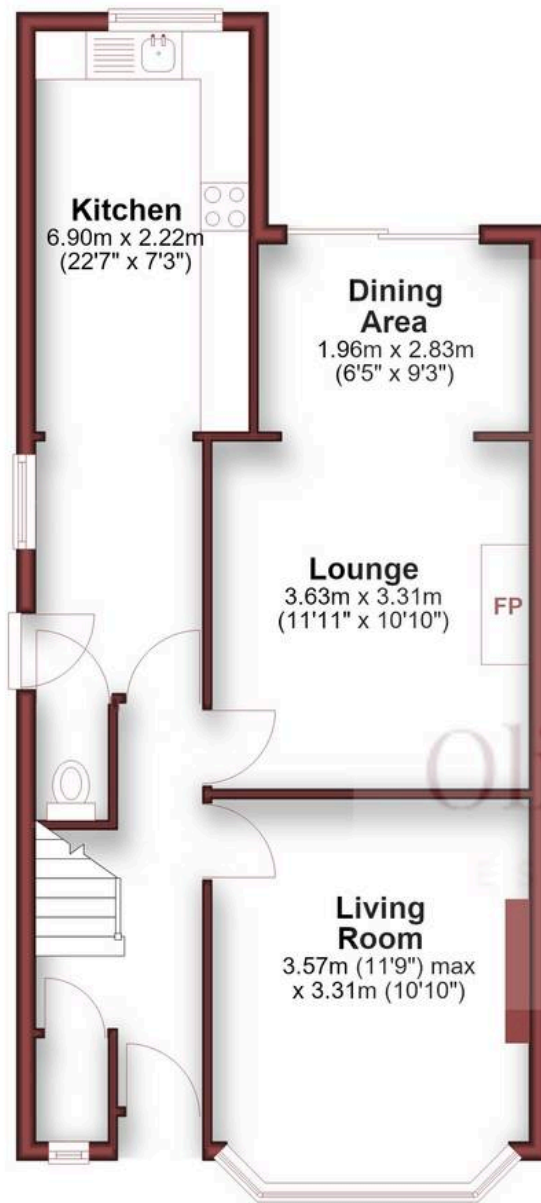
Landseer Road is well placed for daily life in south Leicester. Local shops, schools and parks are close by, and Aylestone Road, Saffron Lane and Welford Road give quick access to the city centre, the Leicester Royal Infirmary and both universities. Leicester railway station has trains to London St Pancras in a little over an hour, and the outer ring road and M1 are easy to reach for commuters.

Council Tax band: B

- Traditional Red-Brick Semi-Detached Home
- Three Bedrooms
- Two Reception Rooms Plus Dining Area
- Bay-Fronted Living Room
- 22ft Kitchen With Breakfast Bar
- Ground Floor WC
- Long Lawned Rear Garden With Mature Trees
- Vacant Possession From 01/12/2026

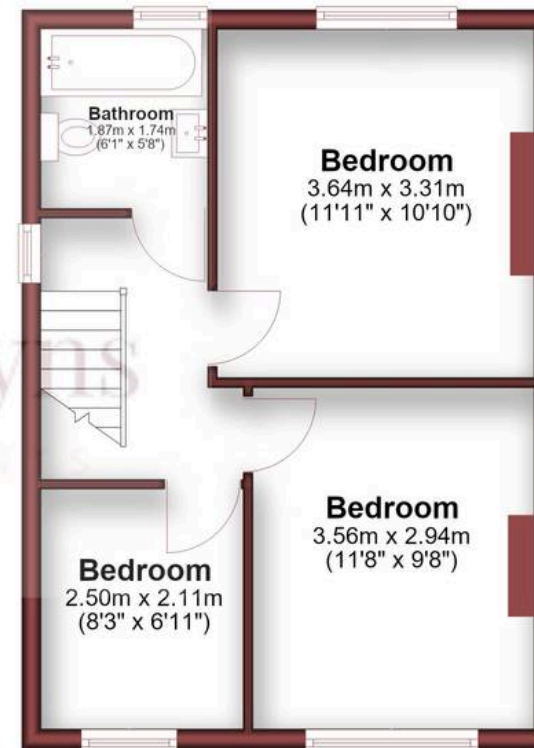
Ground Floor

Approx. 53.5 sq. metres (576.1 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.4 sq. feet)



Total area: approx. 91.1 sq. metres (980.4 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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