



Howard Road, Clarendon Park

£425,000

PERIOD BAY-FRONTED VILLA in CLARENDON PARK near QUEEN'S ROAD, offering FOUR FLOORS, LOFT CONVERSION, BASEMENT, and ORIGINAL FEATURES.



0116 274 5544





Entrance Lobby

With original part-leded stained glass internal door leading to the:

Entrance Hall

With stairs to the first-floor landing, wooden flooring and a radiator.

Basement

11' 6" x 10' 7" (3.51m x 3.23m)

With wooden flooring, meters and a radiator.

Living Room

12' 8" x 12' 6" (3.86m x 3.81m)

With a bay window to the front elevation, ceiling rose, cornicing to the ceiling, picture rail, fireplace, wooden flooring and a radiator.

Reception Room Two

11' 0" x 10' 3" (3.35m x 3.12m)

With a window to the rear elevation, ceiling rose, cornicing to the ceiling, picture rail, fireplace with fire surround, built-in book shelf, wooden flooring and a radiator.

Kitchen Breakfast Room

16' 7" x 8' 0" (5.05m x 2.44m)

With a double-glazed window to the side elevation, further window to the side elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, stainless steel chimney hood, plumbing for a dishwasher, wall mounted boiler, tiled flooring, radiator and a door leading to:



Utility Room

6' 10" x 5' 9" (2.08m x 1.75m)

With a window to the side elevation, door to the rear garden, plumbing for a washing machine and tiled flooring.

First Floor Galleried Landing

With stairs to the second floor and wooden flooring.

Study

10' 0" x 7' 10" (3.05m x 2.39m)

With a double-glazed window to the side elevation, built-in shelving, built-in cupboard and access to the:

Bathroom

8' 0" x 6' 0" (2.44m x 1.83m)

With a window to the rear elevation, bath, tiled shower cubicle, wash hand basin, WC, extractor fan and a radiator.

Bedroom One

15' 10" x 13' 7" (4.83m x 4.14m)

With a bay window to the front elevation, further window to the front elevation, built-in wardrobe, fireplace with tiled hearth and surround and a radiator.

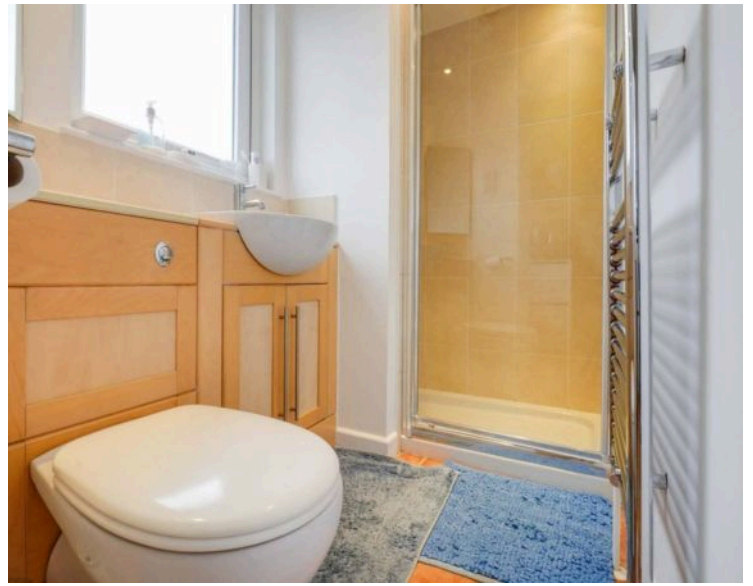
Bedroom Two

11' 1" x 10' 2" (3.38m x 3.10m)

With a double-glazed window to the rear elevation, fireplace with tiled hearth, book shelving and a radiator.







Second Floor

Bedroom Three

18' 0" x 14' 1" (5.49m x 4.29m)

With a double-glazed window to the rear elevation, a storage cupboard and a radiator.

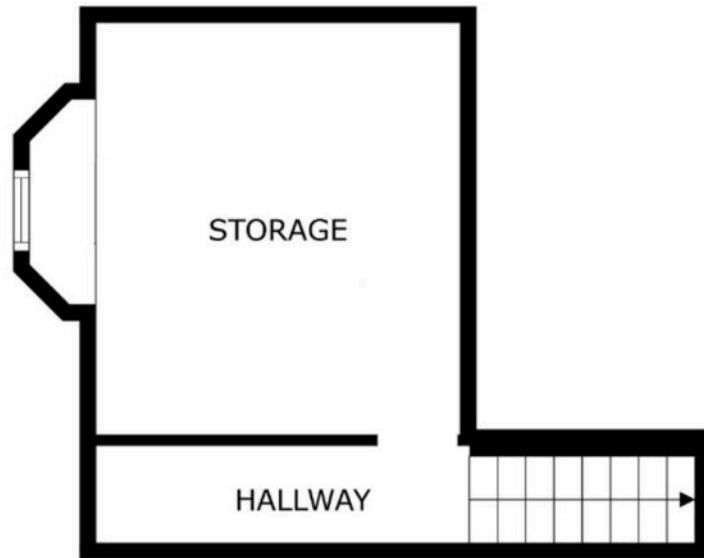
En-Suite

6' 9" x 4' 2" (2.06m x 1.27m)

With a double-glazed window to the rear elevation, tiled shower cubicle, wash hand basin, WC, extractor fan, ceiling spotlights, tiled flooring and a heated chrome towel rail.

Garden

Courtyard style rear garden with a paved seating area, gate to the side access, outside lighting, and a walled perimeter.



FLOOR 1

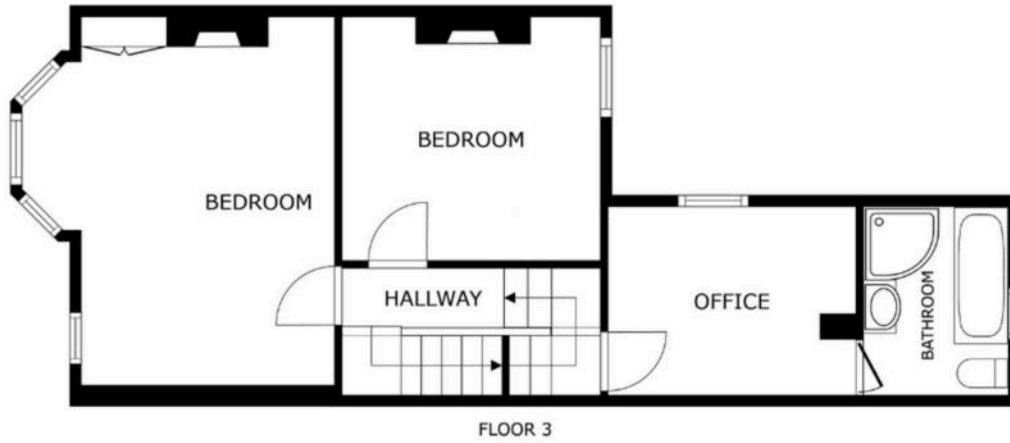
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



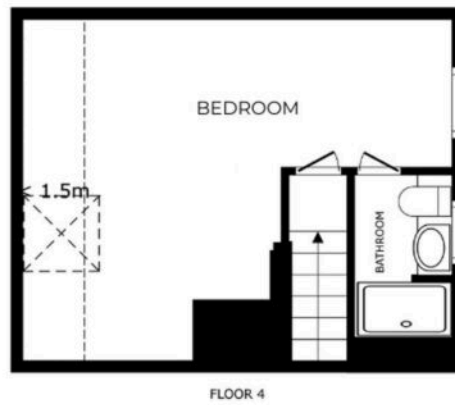
FLOOR 2

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The property is well located for everyday amenities and services, including local public and private schooling together with nursery day-care, Leicester City Centre and the University of Leicester, Leicester Royal Infirmary and Leicester General Hospital. Victoria Park and Queens Road shopping parade with its specialist shops, bars, boutiques and restaurants are also within close proximity.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: E

We'll keep you moving...



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