



Howard Road, Clarendon Park

In Excess of £400,000

An ATTRACTIVE bay fronted period semi-detached property retaining ORIGINAL CHARACTER and a blend of MODERN TOUCHES including a stunning modern style fitted kitchen dining room and FOUR BEDROOMS.





Entrance Hall

With original style tiled floor, stairs to first floor with bespoke under stairs storage system, radiator.

Utility/WC

6' 8" x 6' 0" (2.03m x 1.83m)

With door and window to the side elevation, low-level WC, plumbing for washing machine, wall mounted boiler, laminate floor.

Sitting Room

14' 5" x 12' 0" (4.39m x 3.66m)

Measurements into bay window and recess. With double glazed bay window to the front elevation, window shutters, electric meter cupboard, log burner with tiled surround and hearth, wooden floor, radiator.



Fitted Kitchen Dining Room

18' 0" x 12' 0" (5.49m x 3.66m)

With double glazed door to the rear elevation, double glazed window to the side elevation, sink and drainer unit with instant hot tap, a range of wall and base units with marble effect work surface over, built-in oven and gas hob with stainless steel chimney hood over, built-in fridge and freezer, built-in dishwasher, luxury vinyl tiled floor, radiator.

First Floor Landing

With stairs to second floor.



Bedroom One

12' 5" x 12' 0" (3.78m x 3.66m)

With double glazed window to the rear elevation, built-in cupboard, wooden floor, radiator.

Bedroom Two

12' 0" x 11' 4" (3.66m x 3.45m)

With double glazed window to the front elevation, wooden floor, radiator.

Bedroom Three

9' 0" x 6' 1" (2.74m x 1.85m)

With double glazed window to the side elevation.

Bathroom

6' 2" x 5' 10" (1.88m x 1.78m)

With double glazed window to the side elevation, bath with over head rain forest shower and hand held shower, built-in recess with lighting, inset ceiling spotlights, extractor fan, low-level WC, wash hand basin, tiled floor, under floor heating, heated chrome towel rail.

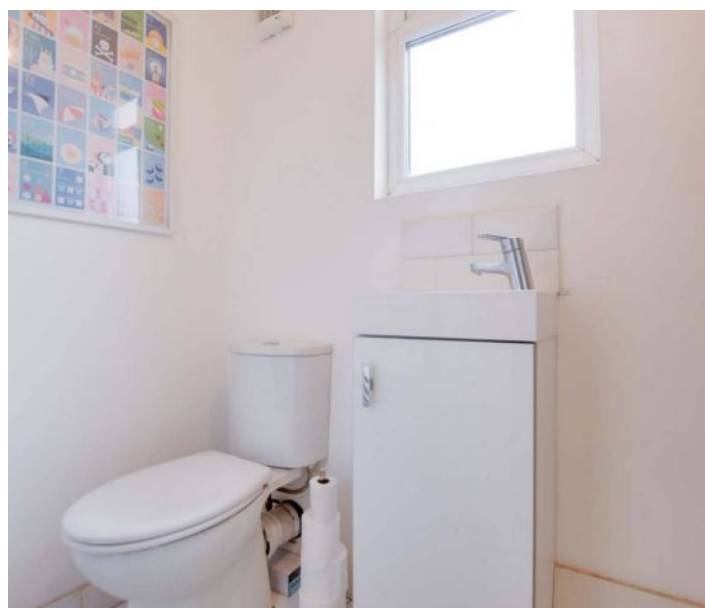
Second Floor Landing

With access to the following rooms:

Bedroom Four

19' 8" x 9' 3" (5.99m x 2.82m)

With double glazed window to the side elevation, radiator.









Bedroom Five

11' 4" x 9' 3" (3.45m x 2.82m)

With double glazed window to the side elevation, radiator.

Shower Room

8' 0" x 3' 3" (2.44m x 0.99m)

With double glazed window to the side elevation, tiled shower cubicle, low-level WC, wash hand basin, extractor fan, tiled floor, heated towel rail.

Front Garden

Fenced and gated front forecourt with mature Wisteria, path to the side.

Rear Garden

An established mature rear garden with paved patio area, lawn, outside store, mature flowerbeds and shrubs, pergola with paved seating area, fencing to perimeter, gate to side access.

Permit Parking

This property is situated within Leicester City Council's Permit K parking zone. Parking permits are subject to council regulations, which may change over time. Prospective buyers or tenants should verify eligibility, availability, and any associated costs directly with Leicester City Council before making any decisions regarding the property.

Knightsbridge Estate Agents provides this information for general guidance only and does not guarantee the issuance of permits. We recommend contacting Leicester City Council or visiting their website for the most up-to-date and accurate information regarding Permit K parking.

Ground Floor



First Floor



Second Floor



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: D

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