

Knightsbridge

ESTATE AGENTS & VALUERS



Howard Road Clarendon Park
Leicester LE2 1XL



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Howard Road Clarendon Park Leicester LE2 1XL

- Gas Central Heating, Parquet Traditional Style Floor
- Replacement Flush Sash uPVC Double Glazed Windows
- Entrance Hall, WC, Sitting Room
- Stunning Open Plan Living Kitchen
- Galleried First Floor with Three Generous Size Bedrooms
- Contemporary Style Traditional Bathroom
- Traditional Style Frontage, Deep Private Rear Garden
- Outbuildings
- Stylish Refurbished Throughout, Character Features
- No Upward Chain

One word describes this property... SUPERB!

Having undergone an extensive programme of refurbishment and alterations with particular attention to detail, this stylishly presented Victorian end villa is located on the renowned Howard Road within the fashionable and highly regarded city suburb of Clarendon Park within minutes walk of Queens Road shopping parade. The property features a superb light and airy open plan 22ft living kitchen having integrated appliances and floor to ceiling bi-fold doors providing open aspect to a deep mature private rear garden. The property still offers potential to provide loft conversion if required. Further accommodation includes an entrance hall, WC, cosy sitting room with walk-in bay window to the front elevation, galleries first floor landing with three particularly spacious bedrooms and stylish traditional style bathroom. Outside enjoys traditional style frontage with mature private hedging. It is of the agents' opinion that this is one of the most stylishly appointed and well designed homes available within the immediate area. The contents of the property can be available under separate negotiation if required. Internal viewing comes with the agents highest recommendation to fully appreciate this stylishly appointed, yet period character home.

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



Entrance Hall

Attractive entrance hall approached via traditional style double glazed composite door, with parquet style floor, stairs leading to first floor with original balustrades null post and handrail, enclosed useful under stairs storage.

WC

Stylish appointed WC having wash hand basin with chrome traditional style mixer tap and vanity cupboard below, low level WC, parquet wooden style floor, cloaks rail, traditional style chrome towel rail/radiator.

Sitting Room 14'3" x 11'6" measurement includes bay window and chimney breast

Situated to the front of the property, this cosy sitting room has walk-in uPVC double glazed bay window to the front elevation overlooking front garden with mature private hedge providing leafy aspect and privacy, chimney breast with feature period style real flame effect gas fire with cast iron inset, ornate tiling, raised hearth and wooden fire surround, picture rails, contemporary style radiator, oak wooden door.

Open Plan Living Kitchen 22' x 11'6"

A particular feature to the property is this stunning, light and airy contemporary style open plan living kitchen providing sociable entertainment for modern day living, having uPVC double glazed window to the side elevation, aluminium floor to ceiling bi-fold doors providing open aspect to a delightful deep and well established rear garden with an attractive leafy aspect, kitchen comprise: inset sink with mixer tap over, a range of wall and base units including storage drawers and larder cupboards, display shelving the kitchen is finished off with marble style worktops and upstands including central island unit with breakfast bar incorporating an induction hob with inset flush extractor providing a modern and sleek look, further appliances comprise of: electric oven with grill and combination microwave oven above, dishwasher, washing machine/tumble dryer, concealed gas boiler, parquet wooden style floor throughout, inset ceiling downlighters, contemporary style radiator.

First Floor

Attractive galleried first floor landing approached via half landing area with uPVC double glazed window to the side elevation, this first floor landing has contemporary style radiator, access to loft space offering excellent potential for conversion to further living accommodation if required including principal bedroom with en-suite shower room, subject to necessary consent.



Bedroom One 14'7" x 11'6" measurement includes bay window, wardrobes and chimney breast

Situated to the front of the property, this particularly spacious light and airy principal bedroom has walk-in uPVC double glazed bay window to the front elevation, chimney breast with feature period ornate cast iron fire surround, two built-in contemporary style double wardrobes, ceiling coving, wall mounted contemporary style column radiator.

Bedroom Two 11'10" x 11'6" measurement includes chimney breast

Situated to the rear of the property, this cosy and spacious bedroom has uPVC double glazed bow window to the rear elevation enjoying an attractive leafy aspect over rear garden, chimney breast, original built-in cupboard cupboard/wardrobe, contemporary style radiator.

Bedroom Three 8'5" x 7'3"

With uPVC double glazed window to the side elevation, contemporary style radiator, this light and airy versatile room provides an ideal third bedroom, study or nursery.

Contemporary Style Traditional Bathroom 8'3" x 5'

With uPVC double glazed window to the side elevation, this delightful, contemporary style traditional bathroom comprises: concealed low level WC, wash hand basin with mixer tap and vanity cupboard below, tile fronted bath with concealed mixer tap and further concealed mixer shower with traditional style drench rainfall shower head and glass shower screen, the bathroom is finished off with traditional style metro tiled walls, decorative patterned tiled floor, inset ceiling downlighters, extractor fan, traditional style chrome ladder towel rail/radiator.

Frontage

An attractive traditional style low maintenance frontage with mature private hedge and pebbled forecourt area, paved side pathway, gated access to rear garden.

Rear Garden

A further particular feature to the property is this deep family sized rear garden having an attractive leafy aspect, in brief, comprises: paved sun terrace, flowerbeds, shaped lawn with well stocked flowerbeds and shrubs, mature climbers and trees, useful original brick built outbuildings, yet still offers excellent potential for alterations to form a larger store, office or garden room.

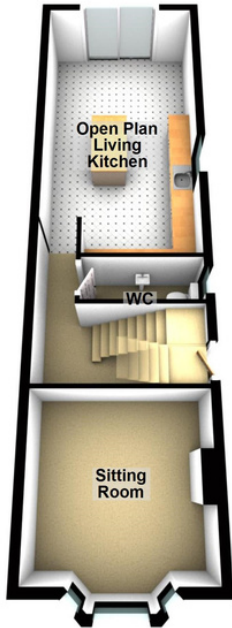
Agents Notes

Please note that the contents of the home can be purchased under separate negotiation if required, further information available on request.

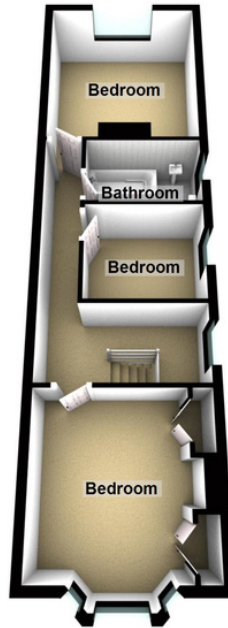




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Important Note:

The floor plans are NOT TO SCALE, and are intended for use as a guide to the layout of the property only. They should NOT be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.