

JAMES
SELICKS

84 HOWARD ROAD

CLARENDON PARK, LEICESTER LE2 1XH

GUIDE PRICE: £465,000



A spacious, four bedroom bay fronted Victorian villa situated on a stunning plot in the heart of Clarendon Park. The accommodation has been extended to the ground floor and offer fantastic space for the growing family with a deep garden not typical of the area, offered for sale with no upward chain.

Porch • entrance hall • sitting room • dining room • living kitchen • cloakroom & extended utility area • conservatory • four bedrooms • bathroom • front forecourt • beautiful rear gardens • residents parking scheme • no upward chain • EPC - D

Location

Howard Road is located just off the fashionable Queens Road shopping parade with its boutiques and restaurants. Victoria Park is just a short walk away, giving access onto the tree-lined New Walk leading into the city centre with its professional quarters and mainline railway station with access to London St Pancras in just over an hour.

Accommodation

The property is entered through a stained and leaded front door into a porch with a further beautiful stained and leaded inner door into an entrance hall housing the staircase to the first floor with an storage cupboard beneath. The elegant through lounge/dining room has a large bay window to the front elevation, a feature wooden fireplace surround with a terracotta coloured tiled back, a slate hearth and an inset gas living flame effect fire, shelving built into three chimneybreast recesses, ceiling coving, picture rail, stripped floorboards and a door with windows either side and above leading onto the patio area.

The open plan living kitchen has a living/breakfast area with a built-in pantry cupboard which leads through to the kitchen area, having a good range of eye and base level units and drawers, ample preparation surfaces, a ceramic sink with swanneck mixer tap and window over, tiled splashbacks, white appliance space and wood laminate flooring. An extended utility room provides further white appliance space, plumbing for an automatic washing machine and access to useful ground floor cloakroom with a two piece suite housing the Ideal wall mounted combination boiler. The conservatory is of brick and uPVC construction with wood laminate effect flooring and double doors leading onto the garden.

To the first floor is a landing housing a built-in storage cupboard. The master bedroom has two windows to the front elevation, a beautiful feature cast iron fireplace with decorative tiled inserts, picture rail, stripped floorboards and an inset gas living flame effect fire and tiled hearth. Bedroom two has a window to the rear, an original built-in storage cupboard and a cast iron fireplace with gas fire. Bedroom three has a range of built-in cupboards, picture rail and a bay window overlooking the rear garden. Bedroom four has a window to the side and stripped floorboards. The bathroom has a part obscure glazed window to the side elevation, a white three piece quite comprising an enclosed WC, inset wash hand basin with cupboards beneath, a panelled bath with shower attachment over, further built-in cupboards and drawers, chrome heated towel rail part tiled walls and wood laminate effect flooring.





Outside

To the front of the property is a small paved forecourt with planted borders behind a low-level retaining wall. To the rear are deep gardens with a side patio area, further paved and decked seating areas and deep, well stocked gardens having been lavishly planted.

Tenure: Freehold

Local Authority: County Council

Tax Band: D

Conservation Area: No

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: ADSL

Wayleaves, Rights of Way & Covenants: None known

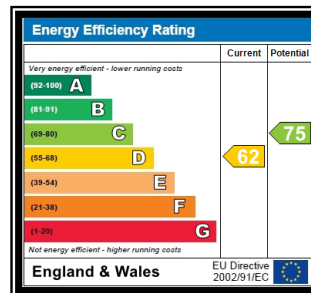
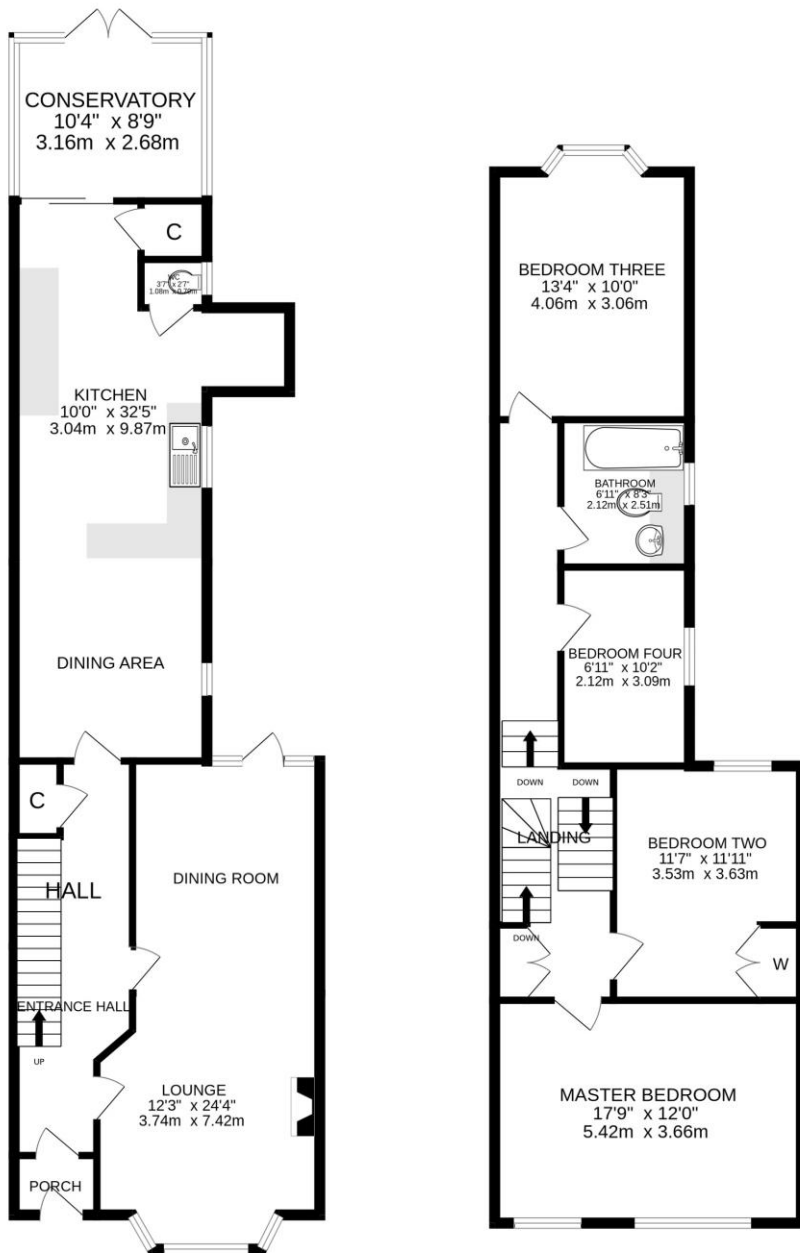
Flooding issues in the last 5 years: None

Accessibility: The staircase has handrails

Planning issues: None known







84 Howard Road Clarendon Park, Leicester LE2 1XH

Total Approximate Gross Internal Floor Area
1573 SQ FT / 146 SQ M

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

