

# JAMES SELICKS

42 CLARENDON PARK ROAD

CLARENDON PARK  
LEICESTER LE2 3AD



A rare opportunity to acquire an elegant and substantial, five bedroom semi-detached period home with the added benefit of off-road parking, located within this popular suburb. Cherished by the same family for over 70 years, the house boasts period details throughout and is thought suitable for reconfiguration or extension (subject to the necessary planning consents).

Porch • entrance hall • large understairs storage cupboard • three reception rooms • kitchen • pantry • three first floor double bedrooms • bathroom • WC • two second floor double bedrooms • eaves storage • off street parking • large south-facing rear garden • EPC - D

#### Location

Clarendon Park lies approximately a mile to the south of the city, within easy walking distance of the Queens road shopping parade with its abundance of trendy bars and restaurants, popular schooling and the university. The area is well served with frequent bus routes and the professional quarters and mainline railway station are just only a short distance away, across Victoria Park and down the leafy New Walk.

#### Accommodation

A charming timber entrance canopy with turned balustrade frames a striking stained-glass front door leading into a spacious entrance hallway showcasing original Minton tiled flooring and a bespoke wooden staircase installed by the original owner, Sarah Jane Lowe, complete with distinctive detailing and a large storage cupboard beneath. To the right off the hallway is a front reception room with a charming bay window, an attractive feature decorative fireplace, ceiling coving, picture rail and wooden flooring. Off the hallway to the left is a second, large reception room with a half square bay window to the front and a door to the side, a feature tiled fireplace and hearth, picture rail and decorative ceiling coving and cornice.

A third reception room with a window to the rear and built-in storage, leads through to a compact kitchen housing the wall mounted boiler and having a range of wooden eye and base level cupboards, drawers and worktops with tiled splashbacks, a one and a half bowl stainless steel sink and drainer unit with mixer tap and window above, an inset stainless steel oven gas oven with four-ring gas hob and chimney style stainless steel extractor unit above, space and plumbing for an automatic washing machine, Terracotta quarry tiled flooring, and a useful pantry off.

To the first floor is a split-level landing with a window to the front, access to a large loft space, a WC and the stairs to the second floor. The master bedroom has a window to the front, ceiling coving and a feature decorative fireplace. Bedroom two is a double, with windows to the rear and front, ceiling coving and a decorative fireplace with a built-in cupboard adjacent. Bedroom three is also a double, with a window to the rear, a built-in cupboard and a wash hand basin. The family bathroom provides a panelled bath and wash hand basin with storage beneath, and has a double glazed window to the rear. The second floor provides two further double bedrooms, each with dormer windows, one with a cast iron decorative fireplace and additional storage within the eaves.

#### Outside

The property is set back from the road, framed by a hedge-lined frontage and gated pathway leading to the front door. One of the standout features of this home is the exceptionally large south-facing rear garden, occupying a double plot and far larger than typically found in the area. The garden is predominantly laid to lawn with a paved patio area and random flagged path through; it is bordered by mature trees and has walled boundaries to the rear and one side. The property also has a lean-to area with an outdoor WC and two additional storage buildings.

Tenure: Freehold. Conservation Area: Stoneygate. Listed Status: None.

Local Authority: Leicester City Council, Tax Band: D

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

Broadband delivered to the property: Unknown.

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

Flooding issues in the last 5 years : None our Clients are Aware of.

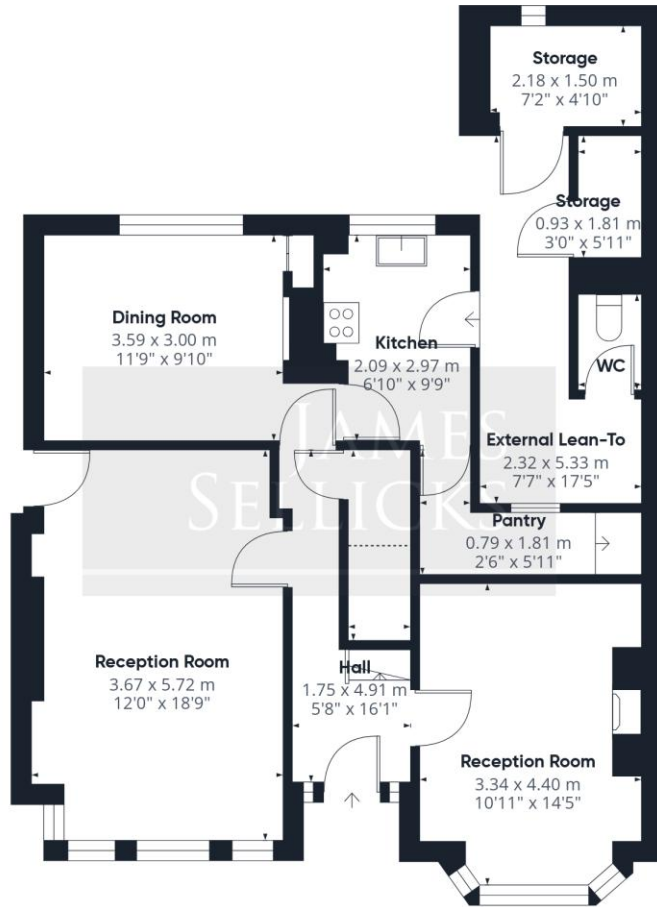
Accessibility: Three-Storey property, no specific accessibility modifications made.

Planning issues: None our Clients are Aware of.

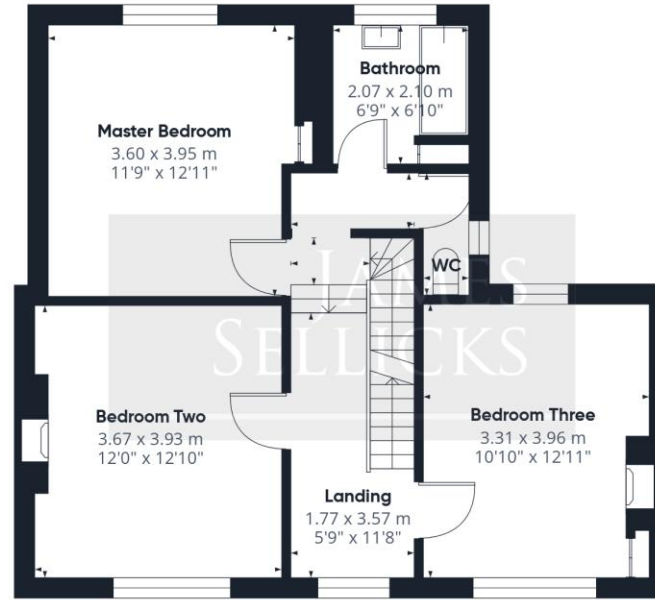




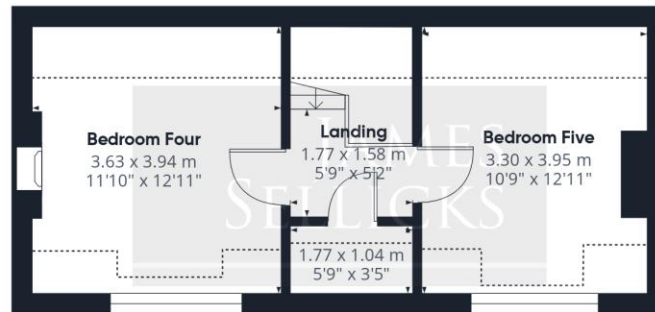




Floor 1



Floor 2



Floor 3



Approximate total area<sup>(1)</sup>

163.4 m<sup>2</sup>  
1759 ft<sup>2</sup>

Reduced headroom

10.8 m<sup>2</sup>  
117 ft<sup>2</sup>

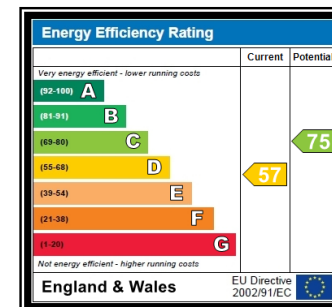
(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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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.

