



Howard Road

Clarendon Park, Leicester, LE2 1XH



Oliver Rayns
ESTATE AGENTS

A fine example of a five bedroom Victorian terraced home exquisitely transformed by the renowned Tippetts & Brooks Developments to provide a bespoke handcrafted kitchen with bifolding doors, contemporary bathrooms, and a landscaped rear garden.



- Renowned Tippetts & Brooks Development
- Extensively Redesigned and Refurbished
- Newly Converted Loft Providing Ensuite Bedroom
- Bespoke Handcrafted Kitchen With Underfloor Heating
- Contemporary Bathroom Suites With Roca Sanitaryware
- New Timber Windows
- Fully Rewired And Replumbed
- Retaining Original Features
- Landscaped Garden
- Heated Summerhouse







Property

Oliver Rayns are delighted to present a Tippetts & Brooks Developments character property, sympathetically converted for modern living, while retaining period features throughout, having been tastefully decorated with a modern colour palette and complimenting flooring and carpets. The property boasts new period style timber windows and has been fully reroofed, rewired and replumbed with a new Worcester Bosch boiler, new radiators and underfloor heating, along with specialist cosmetic work in the kitchen and bathrooms.

Entering the property through an restored timber glazed front door into the porch and through a secondary glazed door into a bright and airy hallway, the hallway features the original tiled flooring flowing through into the breakfast kitchen. The open plan bay fronted living dining room boasts original panelling in the bay and two feature column radiators. The exposed floorboards have been carefully restored while the original fireplace offers the opportunity for an open fire or log burner as desired. Contemporary styled aluminium folding doors lead out from the dining room onto the newly laid paving to the rear.

To the rear of the hallway, new tiled flooring, with underfloor heating, compliments the original tiles and gives access to the cloakroom, with half tiled walls, housing a WC and wash hand basin.

The breakfast kitchen features solid engineered oak flooring with electric underfloor heating leading to stunning bifolding doors, opening out onto the garden. Dark grey shaker style wall and base units with cupboard and drawer storage solutions, handmade with craftsmanship of the highest calibre on Clarendon Park Road, are met with a contrasting white quartz worksurface encompassing integrated appliances with a large recess for a range style cooker featuring a concealed extractor fan. Discrete recesses below the breakfast bar to the rear offers plumbing for utility appliances. The high specification kitchen is finished with hand height satin chrome switch plates and sockets.

The original staircase with stylish runner carpets gives access to the first floor rooms. The generous master bedroom is found at the front of the property with large double glazed timber sash window providing an abundance of natural light. Continuing down the landing, three further bedrooms are found, two good sized doubles and a generous single to be used as a nursery or home office as required. The rear double bedroom benefits from a newly constructed bay window for additional light and character.

A newly reconfigured larger family bathroom by renowned local specialists J.A. Clarke serves the first floor bedrooms, boasting a freestanding bath and double size walk in shower with luxury sanitaryware by Roca with Hansgrohe taps and shower fittings. The maximum size Worcester Bosch combination boiler has been housed in a centrally located storage cupboard from the landing to best serve the entire property.

The full size staircase rising to the second floor has been carefully designed to maximise the available space without infringing on the existing master bedroom. A new skylight fills the staircase and landing with natural light. The loft has been converted, to the latest building regulations, to provide a large guest bedroom with an ensuite comprising a walk in shower, wash hand basin, and WC.



Outside

The front of the property has been repainted and sits behind a low level brick wall with access through a wrought iron gate. Well maintained plants and shrubbery provide the entrance with colour and fragrances throughout the seasons.

The private rear garden is accessed via the breakfast kitchen or the shared alleyway to the side of the property and has been beautifully landscaped to provide the ideal space for entertaining or relaxing. The split level garden, surrounded by timber fencing and mature trees, has a large patio, carefully designed to catch the sun throughout the day, leading down to the newly seeded lawn via a small step. To the rear of the garden is a handcrafted, fully insulated and secure summerhouse boasting electric underfloor heating and power with further garden storage to the side. A hardwood decking area outside the summerhouse offers an additional space to relax.

Location

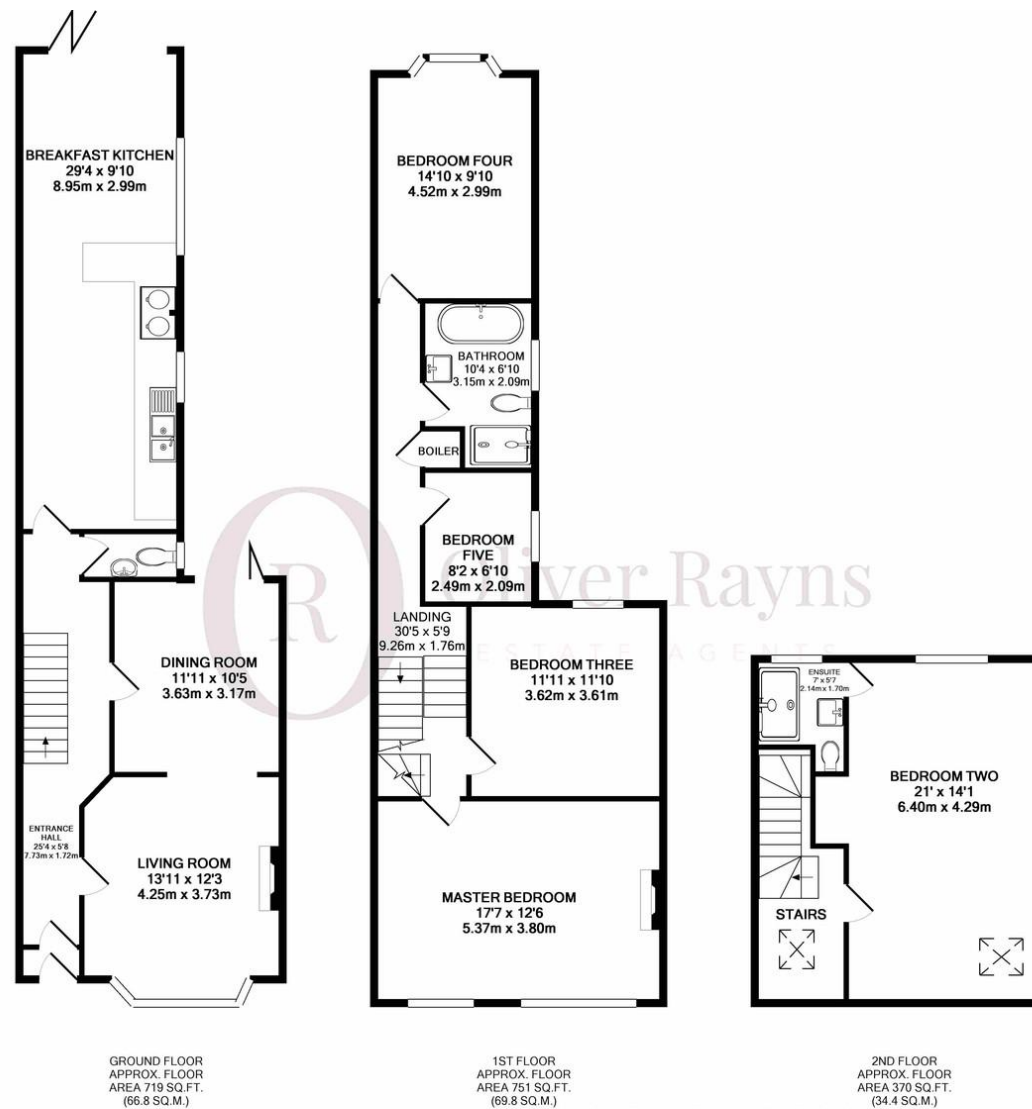
This delightful Victorian family home is nestled in the centre of Clarendon Park, lying approximately a mile to the south of the city centre. The sought after area offers local day-to-day shopping and an abundance of trendy bars and restaurants can be found on the Queens Road, just a minute's walk away.

The city centre, professional quarters and mainline railway station are only a short distance away, across Victoria Park and down the leafy New Walk. The property is also excellently situated for both of Leicester's universities, Leicester Royal Infirmary and renowned schooling, both independent and comprehensive, for all ages.

Viewings and Directions

Strictly by appointment only through the sole agent Oliver Rayns.

Postcode for Sat Nav: LE2 1XH



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