

60 HOWARD ROAD

CLARENDON PARK, LEICESTER



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES



60 Howard Road

Clarendon Park
Leicester
LE2 1XH

A beautiful and cleverly extended, five bedroom Victorian villa, built to exacting specifications by a well-known local builder for his own family, offering truly spacious accommodation over three floors and boasting an unusually large rear garden.

Entrance hall | sitting room | family room | dining room | garden room | dining kitchen | cloakroom | four first floor bedrooms | bathroom | separate shower room | second floor bedroom five | front forecourt | large rear gardens | **no chain involved** | EPC-E

LOCATION

Clarendon Park is located to the south of the city, and Howard Road can be found just off the fashionable Queens Road shopping parade with a number of shops, small boutiques and restaurants, Victoria Park is a short walk away and gives access onto the tree-lined New Walk which leads into the city centre with its professional quarters and mainline railway station providing access to London St Pancras in little over an hour.

ACCOMMODATION

The property is entered through an original wooden door with decorative glazed inserts leading into an entrance hall with beautiful original tiled flooring, picture rail, decorative stained and leaded window to the family room, stairs to the first floor and an understairs storage cupboard. A cloakroom provides a low flush suite. The sitting room boasts an imposing feature marble effect decorative fireplace surround with cast-iron inset fire, tiled back and hearth, full height built-in cupboards to one side of the chimneybreast recess and shelving to the other, ceiling coving, wooden flooring and a bay window to the front elevation. Bi-fold doors lead into a family room with a marble effect fireplace surround with inset fire (not in use) and tiled back, wooden flooring, arched doors to the kitchen and double doors leading onto the garden room which has windows and doors to the rear elevation and quarry tiled flooring, is open to the dining room which has quarry tiled flooring and a built in cupboard; this room wraps around into the breakfast kitchen which has a good range of farmhouse style eye and base level units and drawers, further display cabinets, preparation surfaces, a four ring gas hob, a Rayburn Aga set into a recess, ceramic sink with mixer tap over, ample white appliance space, integrated oven and microwave, two arched windows and further door to the side elevation, quarry tiled flooring.





To the first floor, a spacious landing gives access to the master bedroom which has a built-in wardrobe, feature fireplace surround with cast-iron inset fire, picture rail and a window to the front elevation. Bedroom two has two built-wardrobes, a cast-iron fireplace, picture rail and a large window to the rear. Bedroom four with a window to the front elevation. Bedroom three has large windows and a door to leading out onto an attractive decked rear balcony with black wrought iron balustrades.

The bathroom has a three-piece quite comprising panelled bath with shower over, pedestal wash hand basin, low flush WC, built-in storage cupboard, part tiled walls and a part obscure glazed window to the side elevation. A further shower room provides a three piece suite comprising a corner shower cubicle, low flush WC and pedestal wash hand basin, airing cupboard housing the Worcester wall mounted boiler, part tiled walls, ladder style chrome heated towel rail and a window to the side elevation. To the second floor is a large bedroom with a two Velux rooflights and eaves storage space to both sides.



OUTSIDE

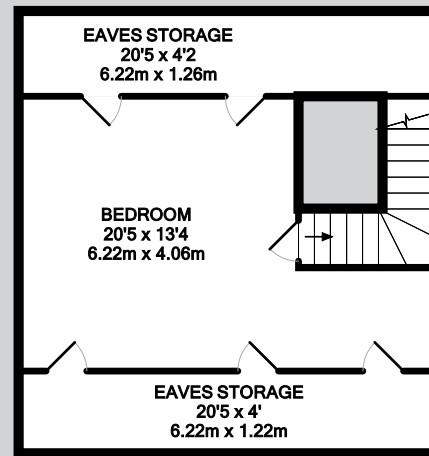
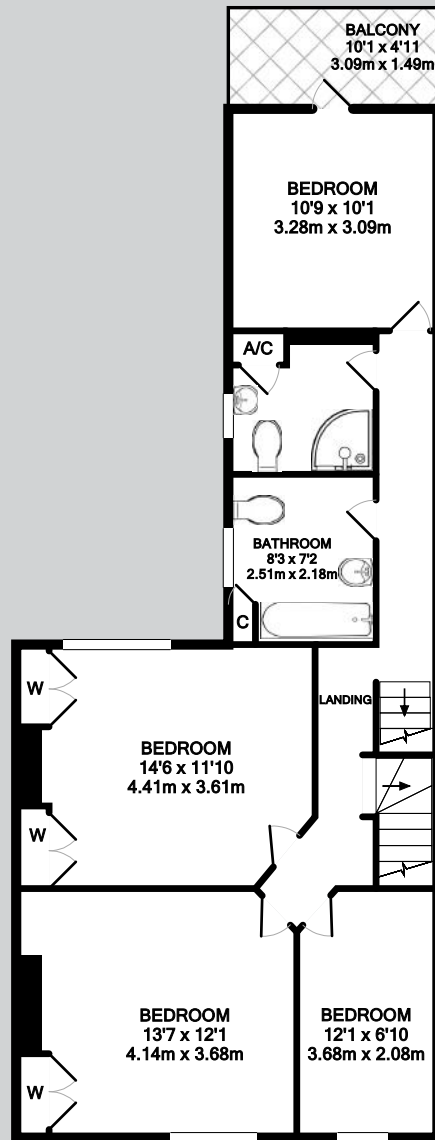
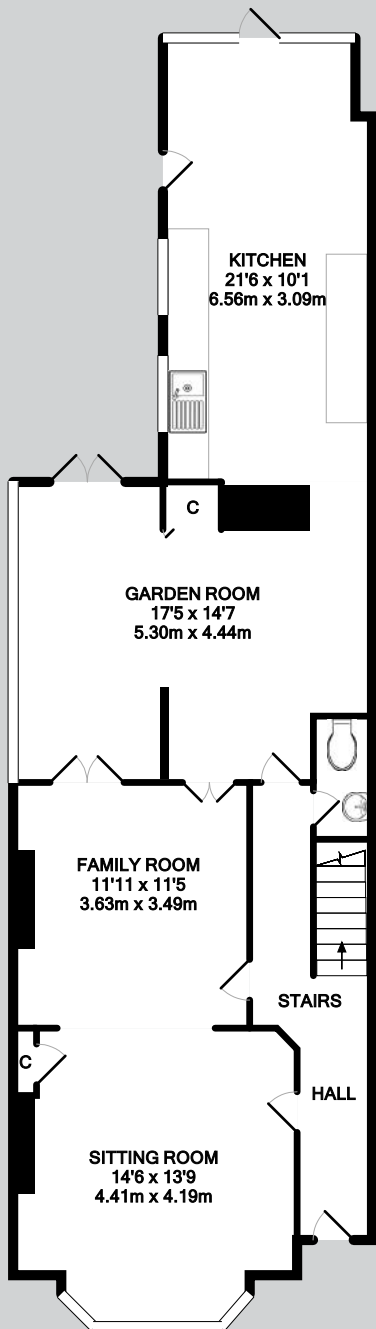
To the front of the property is a small forecourt low-level wall. To the rear of the property are attractive deep gardens, currently mainly laid to lawn with a paved patio entertaining area adjacent to the house, a variety of trees, shrubs and plants, hedged and fenced borders.

DIRECTIONAL NOTE

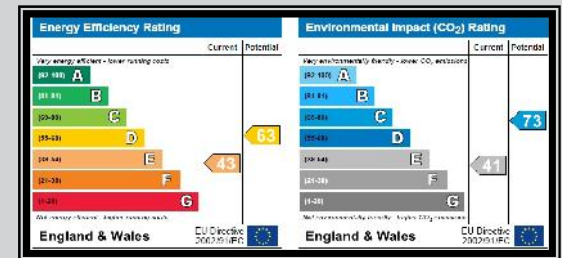
Proceed out of Leicester on the A6 London Road in a southerly direction, taking the third right hand turning onto the B6416 Victoria Park Road, the second left hand turning onto Queens Road at the traffic light complex and first right onto Howard Road where the property can be located on the left hand side.







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Total Approximate Gross Internal Floor Area = 2027 SQ FT / 188.3 SQ M
 Measurements are approximate. Not to scale. For illustrative purposes only.





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Measurements 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.