

12 SALISBURY ROAD

LEICESTER



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES



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12 Salisbury Road
Leicester LE1 7QR

Located on this quiet cul-de-sac of predominantly handsome Victorian buildings, a beautiful three-storey palisaded villa, currently split into smart ground floor offices with facilities and a stunning two-storey family home above. This wonderful, versatile property lends itself well to an abundance of uses, from transformation back into fully family accommodation or fashionable apartments but is also ideal for conversion to bright and spacious offices (subject to the necessary planning consents).

The property, which is presented in immaculate condition offers parking for up to six vehicles to the rear and is offered to the market with no chain involved. Internal inspection is highly recommended by the Agent.

LOCATION

The property is located towards the top of the leafy New Walk, located only a short distance from Leicester city centre, giving excellent access to the Professional Quarters and mainline railway station with links to London St Pancras in just over an hour, along with the City's Cultural Quarter which includes Curve Theatre and Phoenix Square Cinema, along with restaurants and shopping facilities usually found within a major city. Boutique shopping and dining can be found along the fashionable Queens Road shopping parade a short walk away across Victoria Park.

GROUND FLOOR LIVING ACCOMMODATION

The property is entered via brick arched **PORCH** and original wooden and glazed door with window above leading into an **ENTRANCE HALL** with a picture rail, stained and leaded window to the side and ceiling coving, housing the stairs to the first floor and a door and stairs leading down to a **CELLAR** providing ample storage with a window to the front.

FIRST FLOOR LIVING ACCOMMODATION

A large landing houses the stairs to the second floor. The **SITTING ROOM** has ceiling coving, picture rail, halogen down spotlights, a feature marble fireplace with gas living flame effect fire and an original sash bay window with secondary glazing to the front. The **DINING ROOM** has two original sash cord windows with secondary glazing to the rear, ceiling coving, picture rail, halogen down spotlights and a feature marble fireplace with open fire. The **KITCHEN** has a sash window and door to the rear overlooking the roof terrace, an excellent range of contemporary gloss eye and base level units and soft-closing drawers with preparation surfaces, one and a quarter bowl stainless steel sink and drainer unit, a Neff five-ring hob with Neff stainless steel double oven, stainless steel splashback and stainless steel extractor unit above, space and plumbing for fridge, freezer and dishwasher, ceiling spotlights, coving and dado rail. Original pantry cupboard with shelving. A **UTILITY ROOM** with an original leaded window with secondary glazing to the front houses the Glow Worm wall mounted boiler and provides worktops, a stainless steel sink, plumbing for automatic washing machine and tumble dryer and further storage cupboards. A **CLOAKROOM** with an original stained and leaded window with secondary glazing to the front, low flush WC, wash hand basin with cupboards under and part tiled walls.





SECOND FLOOR LIVING ACCOMMODATION

To the second floor a landing with a sash window to the side provides access to the insulated loft. The **MASTER BEDROOM** has two wood framed double glazed windows to the rear, halogen down spotlights, built-in wardrobes, original cast iron fireplace and an **EN-SUITE SHOWER ROOM** with a wood framed double glazed window to the rear, wash hand basin with cupboard under, low flush WC, shower cubicle with Mira shower, full size heated towel rail, part tiled walls and tiled floor. **BEDROOM TWO** has two wood framed double glazed windows to the front, a built-in wardrobe and further large walk-in wardrobe with hanging space and fitted shelving.

BEDROOM THREE has a wood framed double glazed window to the rear and houses the airing cupboard and immersion heater within. The **FAMILY SHOWER ROOM** has a wood framed double glazed window to the front and boasts a double corner shower cubicle with rainforest personal shower heads, low flush WC, wash hand basin with cupboard under, mirror with light over, a further built-in set of drawers, cast iron radiator, electric shaver point, fully tiled walls and tiled floor.





GROUND FLOOR OFFICES

The property is entered via a wooden and glazed front door (to the side of main door) with window above, into a small lobby with an inner door to an **OPEN PLAN RECEPTION AREA** and **TWO LARGE OFFICES** (previously reception rooms) with an original sash bay window to the front, two sash windows to the rear and ceiling coving. An **INNER CORRIDOR** leads to **TWO CLOAKROOMS**, one housing the Worcester wall mounted boiler. A **KITCHEN AREA** provides eye and base level cupboards, worktops, stainless steel sink and drainer unit with cupboard under and a door to the rear car park. A further **INNER CORRIDOR** with a window and door to the side houses a useful storage cupboard and leads to **TWO WAITING ROOMS** and a **MEETING ROOM** with windows to the rear and side.

OUTSIDE

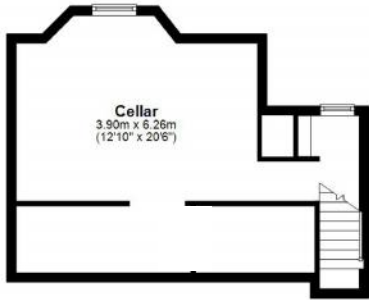
To the front of the property is a raised, Japanese inspired gravelled garden with a slate pathway to the front door, original Victorian brick pillars and walled boundary, sleeper borders and an array of mature shrubs, To the rear, accessed off Salisbury Road is parking for upto six vehicles and a rear staircase leading to the residential living accommodation, with a decked roof terrace immediately adjacent, walled boundaries and a storage area.

DIRECTIONAL NOTE

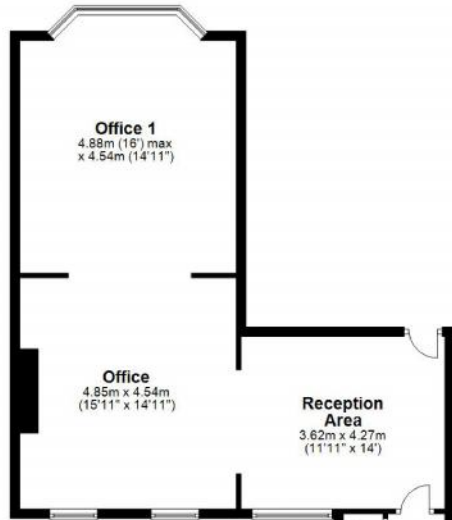
Proceed out of the city centre via the A6 London Road in a southerly direction, taking the third right turn into University Road and left at the traffic light complex onto Regent Road; Salisbury Road is the first turning on the left.



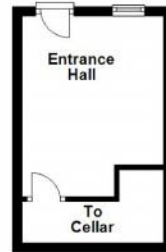
Cellar



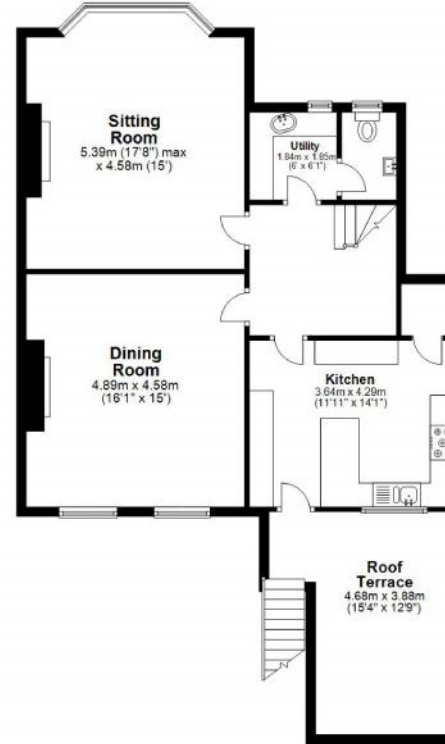
Ground Floor Office Accommodation



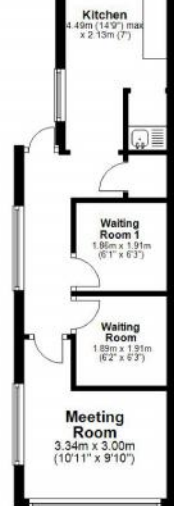
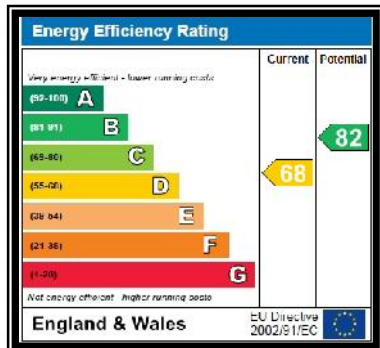
Ground Floor Living Accommodation



First Floor Living Accommodation



Second Floor Living Accommodation



12 Salisbury Road, Leicester, LE1 7QR

Total Approximate Gross Internal Floor Area = 3335 SQ FT / 209 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.