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OFFERS OVER £475,000  
HERRICK ROAD, LOUGHBOROUGH





This three-storey detached Edwardian home is set in a prime residential location in the popular market town of Loughborough. The property is offered in excellent condition throughout and boasts wealth of flexible accommodation over the three floors. This stunning property has been thoughtfully modernised and still retains many of the striking original character features.





Approach via a block paved/ stoned driveway from Herrick Road. A block paved pathway leads you to the front door and into the formal entrance hallway. This welcoming space is perfect to greet guests and is also practical for the everyday life of a busy household. Having bespoke cloaks storage and further storage under the stairs, herringbone parquet flooring, doors communicating to ground floor accommodation, stairs rising to first floor and amazing feature architrave archway. The bay fronted lounge is a bright and airy space with plenty of natural light flooding in through the window. There are original exposed floorboards, feature cast iron fireplace with tiled hearth and timber mantelpiece, picture rails, architrave, ceiling rose with ceiling light pendant and custom timber storage cupboards adjacent the chimney breast. The second reception room is also



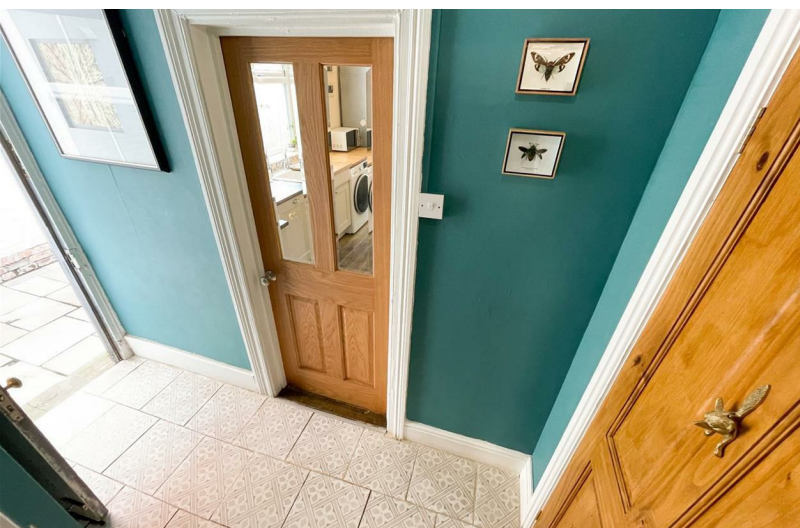








of generous proportions and is flexible in its use depending on your personal requirements, it is currently set up as a second lounge/ playroom for the sellers' children, it has a brick open fireplace with electric stove inset within, there is also coving, and ceiling rose architrave with light pendant. The rear lobby is just off the hallway and has tiled flooring, door to side elevation allowing external access, timber glazed door to kitchen and timber door to downstairs W.C. The substantial Kitchen/ diner is a striking feature of this amazing property and is the ideal place for entertaining all the family. The hand-crafted kitchen has been made to measure for this space, and its solid wood wall and base level storage units are in keeping with











the period of this property. There is a Belfast sink with draining unit inset into the timber worksurface and plenty of worktop space for food preparation. There is space and plumbing for a washing machine, fridge freezer, inset dishwasher and gas range cooker. There are French double doors flowing from the kitchen onto the decked seating area just outside.

The first-floor landing is accessed via a beautiful spindle timber staircase and has carpeted flooring, window to side aspect and further stairs leading to Second floor. There are three bedrooms located on the first floor, all of which are good double rooms. There is an exquisite, refitted bathroom which is tastefully modernised with panelling to walls, low level flush W.C, freestanding bath with traditional mixer tap with shower attachment, console wash hand basin with mixer taps over and traditional heated towel rail. There is also a further separate W.C on the first floor. The third bedroom is located at the rear of the property and has fitted wardrobes and door leading out onto a balcony overlooking the rear garden.



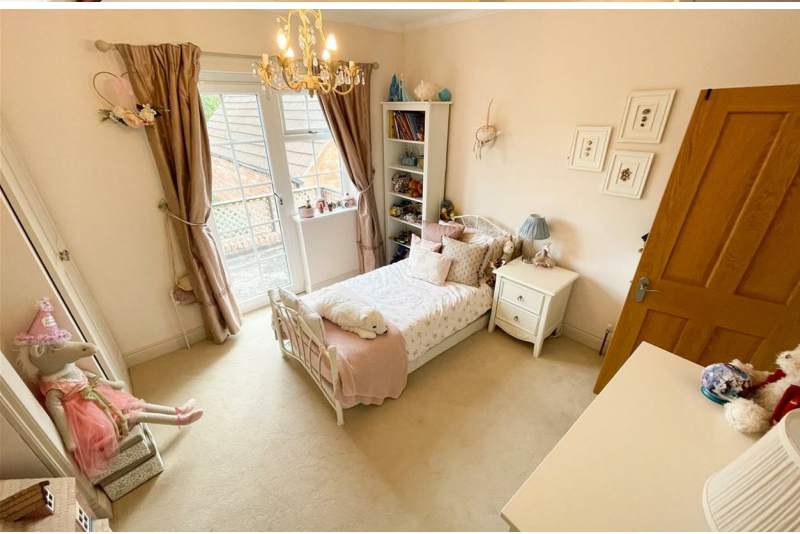




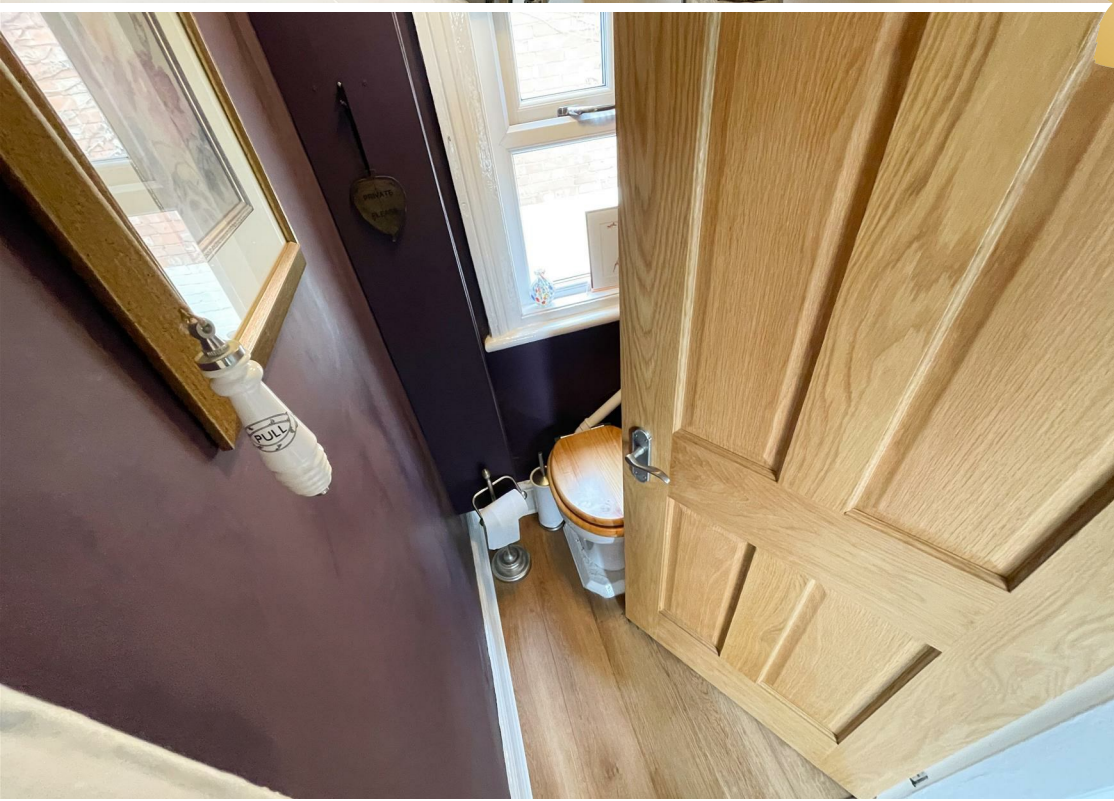


The second bedroom is a generous double room and has fitted storage cupboard beside the chimney breast. Enter the formal master dressing room with plenty of room for storage wardrobes as well as drawers. There is a timber door through from the dressing room to the master bedroom which has a striking feature fireplace, column radiator, architrave, ceiling rose and two windows to front aspect with café style shutters. The second floor has been converted to provide a generous double bedroom with Velux window lights, access to eaves storage and having an ensuite bathroom. The ensuite has tiled flooring and tiling to water sensitive areas, low level flush W.C, pedestal wash hand basin and corner shower unit. There is further access to the eaves via the ensuite bathroom. There is plenty of room to make this space a bedroom/ study as the current owners have a desk in one of the corners of the room.

To the front, this property boasts formal off-road parking in the form of a driveway which is stoned and has block paving to either side. There is rear access via a timber gate to the left side of the property. The rear garden is fully enclosed and is a generous size, being mainly laid lawn with mature shrub borders, there is a substantial patio area and further decked area with a contemporary glass balustrade separating the two levels. There is a summer house and timber shed at the rear as well as a further patio area. The garden enjoys plenty of sunshine and having the defined areas, makes it the perfect place to entertain friends and family.

















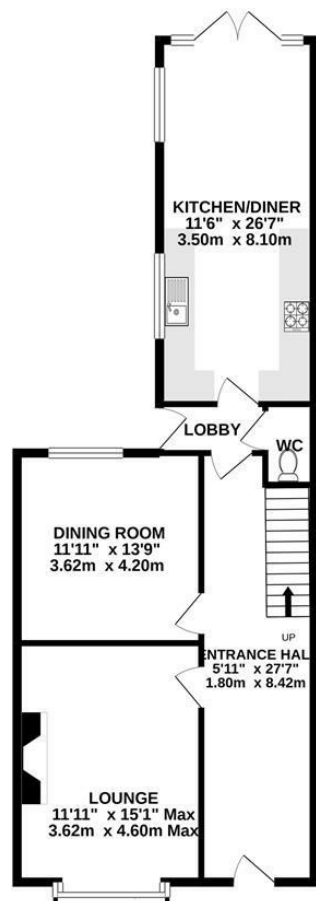




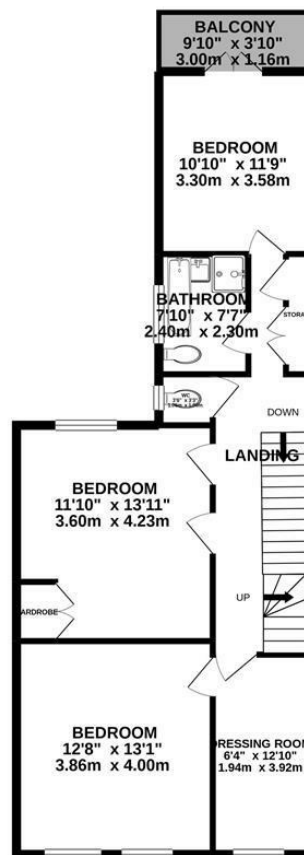




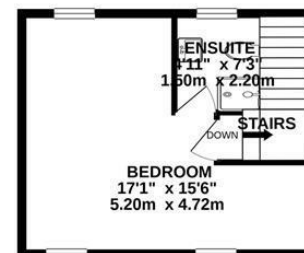
GROUND FLOOR  
791 sq.ft. (73.5 sq.m.) approx.



1ST FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



2ND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1836 sq.ft. (170.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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