



SELBOURNE STREET, LOUGHBOROUGH

OFFERS OVER: £190,000



Rezide Estate Agents is thrilled to present this charming Victorian villa on Selbourne Street, a beautifully maintained two-bedroom home with an additional versatile third room, perfect for a home office, dressing room, or nursery. This character-filled property features two generous reception rooms, a stylish kitchen, a spacious bathroom with a walk-in shower and standalone bath, and a well-kept cellar. Outside, you'll find a lovely walled Victorian garden and useful outbuildings, all complemented by ample permit parking on a quiet, well-connected street in the heart of Loughborough.



As you approach the property, you're greeted by a delightful walled front garden and distinctive box bay windows that lend instant curb appeal. Step inside to a welcoming hallway adorned with original Minton tile flooring and elegant paneling. The character and charm of the home are immediately apparent and have been lovingly preserved by the current owners while making tasteful modern improvements throughout.

To the right of the hallway lies the stunning lounge, boasting high ceilings with ornate coving, a beautiful ceiling rose, and large windows that flood the space with natural light. The centrepiece of this room is the restored stone fireplace, flanked by bespoke fitted cabinetry, adding both style and practicality. Plush carpets and picture rails complete the elegant look.





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Moving down the hallway, you'll find a spacious dining room with laminate wood flooring, an open fireplace, bold feature wall, and large windows offering views to the rear. A door leads to the cellar, currently used as a handy utility and storage space. Beyond this is the stylish galley kitchen, which features tiled floors, stone-effect worktops, light wood units with silver handles, a double oven with gas hob, and a sink overlooking the rear garden. There's ample worktop and cupboard space, along with room for a fridge-freezer and a modern radiator for comfort.

Upstairs, the first double bedroom at the front of the house enjoys the same

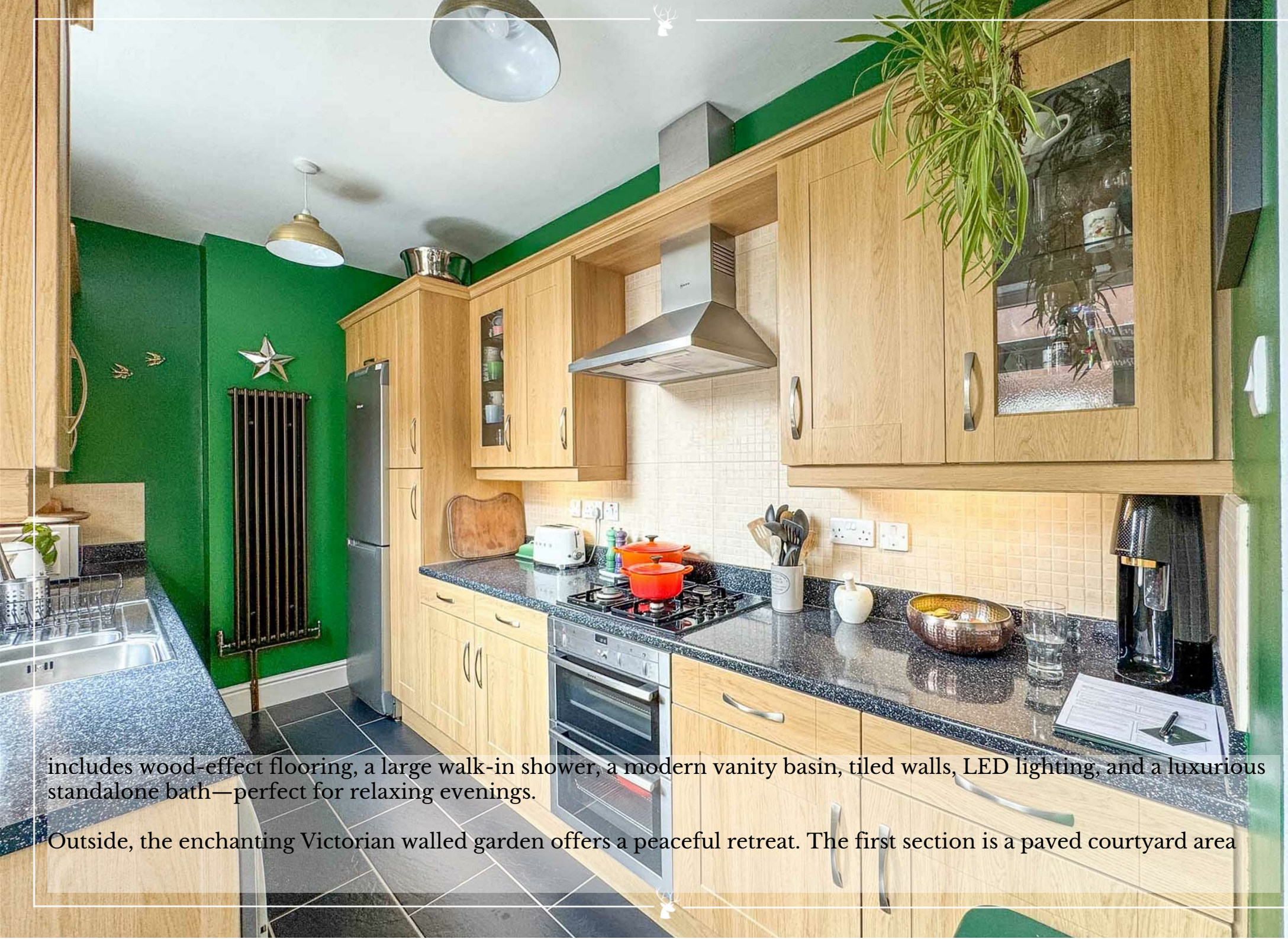




beautiful bay window, bringing in lots of natural light, along with an original fireplace, soft carpets, and feature walls. The second double bedroom is also spacious and overlooks the rear garden. Off this room is the third bonus space—ideal as a dressing room, home office, or additional single bedroom if needed.

The family bathroom is a standout feature of the home: generously sized and flooded with light from two windows, it





includes wood-effect flooring, a large walk-in shower, a modern vanity basin, tiled walls, LED lighting, and a luxurious standalone bath—perfect for relaxing evenings.

Outside, the enchanting Victorian walled garden offers a peaceful retreat. The first section is a paved courtyard area



with two brick-built outbuildings (one formally an outside toilet but both now storage spaces). Beyond, the garden opens up to a lush lawn bordered by mature flowerbeds providing a vibrant splash of colour. Established trees from the neighbouring properties create a curtain of greenery providing privacy and a rural feel to the garden.

Selbourne Street is ideally located just a short walk from Loughborough town centre and train station, with an abundance of local amenities including shops, cafes, restaurants, and pubs. Permit parking is available and typically plentiful on the street, making this an ideal home for professionals, small families, or those working from home.

For further details or to arrange a viewing, please contact REZIDE on (01509) 274474.

Selbourne Street, Loughborough



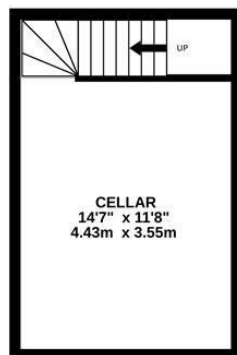
01509 274474 | team@rezide.group



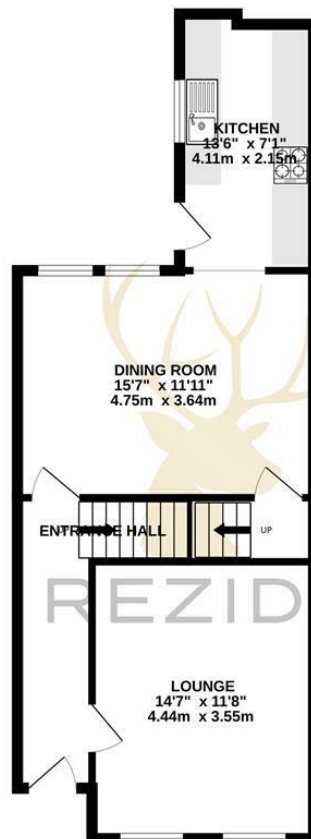
KEY FEATURES:

- TWO DOUBLE ROOMS AND ADDITIONAL STUDY/ WARDROBE OR CRECHE
- SPACIOUS LOUNGE AND SEPERATE DINING ROOM
- STUNNING VICTORIAN WALLED GARDEN
- CELLAR AND OUTBUILDINGS FOR STORAGE
- BEAUTIFUL BATHROOM WITH WALK IN SHOWER AND SEPERATE BATH
- ORIGINAL CHARACTER THROUGHOUT
- PERMIT PARKING ON ROAD
- CLOSE PROXIMITY TO TRAIN STATION AND TOWN CENTRE
- COUNCIL TAX - B
- EPC - COMING SOON

BASEMENT
209 sq.ft. (19.4 sq.m.) approx.



GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1303 sq.ft. (121.0 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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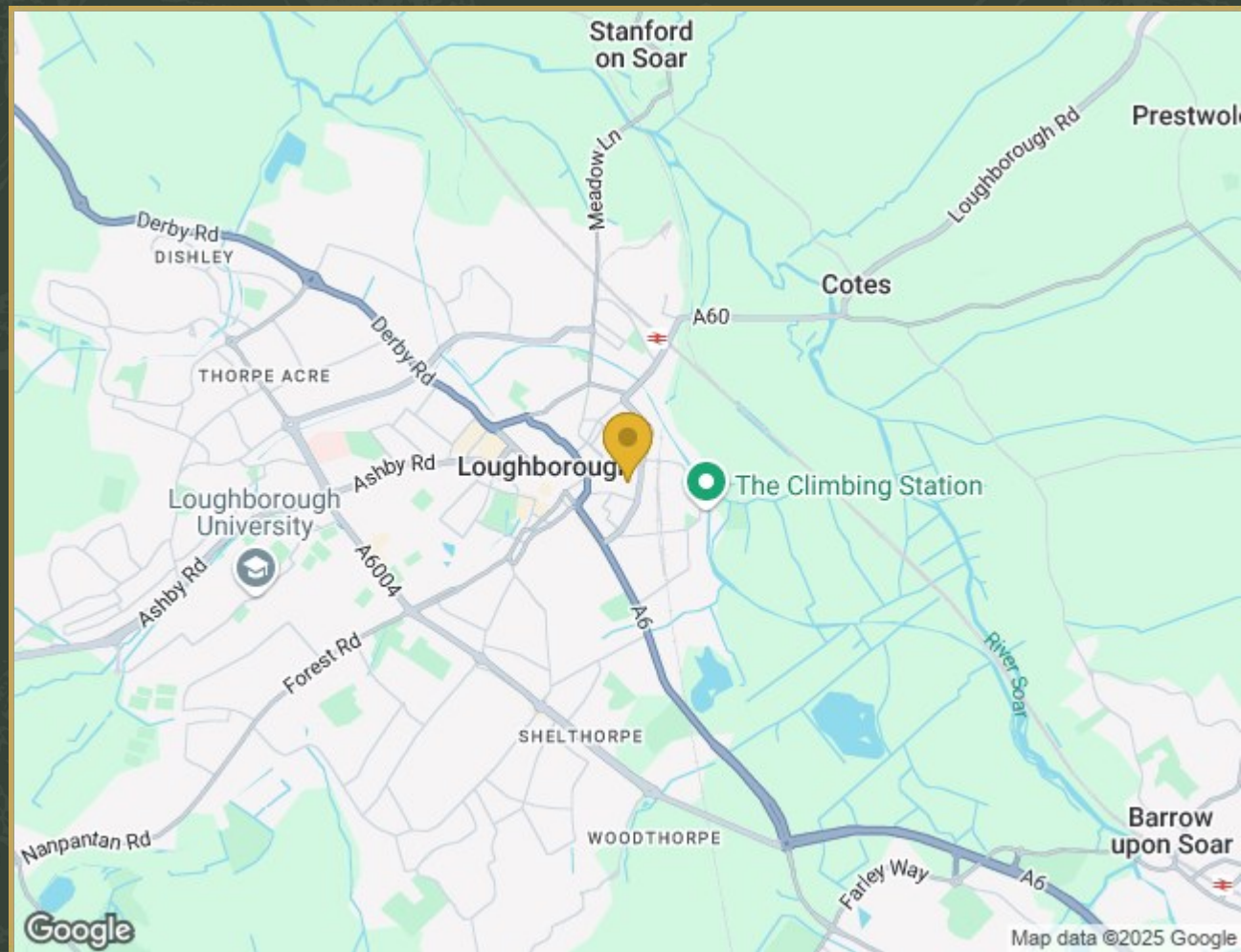


1303.00 sq ft

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Property Location



11 Selbourne Street, Loughborough, LE11 1BS

