



Albert Place Loughborough LE11 2DN


ANDREW
GRANGER & CO

Part of

SHELDON
BOSLEY
KNIGHT

LAND AND
PROPERTY
PROFESSIONALS



Key Features

- DELIGHTFUL DOUBLE FRONTED VICTORIAN RESIDENCE IN CONSERVATION AREA OFFERING APPROX 3942 SQFT OF ACCOMMODATION, INCLUDING THE 4 GARAGES
 - CLOSE TO THE TOWN CENTRE AND LOUGHBOROUGH ENDOWED SCHOOLS
- LARGE 0.2 ACRE CORNER PLOT WITH WALLED REAR GARDEN, POTENTIAL FOR A BUILDING PLOT (SUBJECT TO NECESSARY CONSENTS)
- IMMENSE CHARACTER AND CHARM THROUGHOUT WITH MANY ORIGINAL FEATURES
 - GAS CENTRAL HEATING, 3 RECEPTION ROOMS, LARGE KITCHEN, UTILITY ROOM, CLOAKROOM/W.C.
- 4 BEDROOMS AND 2 BATHROOMS TO THE FIRST FLOOR
- 2 FURTHER BEDROOMS AND STORE ROOM TO THE SECOND FLOOR
 - DRIVEWAY, OFF ROAD PARKING AND LARGE ATTACHED GARAGE
- BLOCK OF 3 FURTHER GARAGES TO THE SIDE
 - NO UPWARD CHAIN





The Property

A most delightful double fronted Victorian residence situated within this sought after conservation area of the town close to the town centre and Loughborough Endowed Schools. Immense character throughout with many original features, with 3 large reception rooms, dining kitchen, cellar, utility room and shower room, there are 6 bedrooms and 2 bathrooms spread over the first and second floors. Driveway/off road parking leads to a large attached garage along with a block of 3 further garages to the side and to the rear is a large mature walled garden with access onto Albert Street (potential building plot subject to suitable consents)

This characterful property offers very versatile accommodation over 3 floors with very well proportioned rooms, the gas centrally heated living space has a superb entrance hall with original mosaic tiled floor and staircase with ornate balusters and mahogany handrail. There are 2 living rooms to either side of the hall with bay windows, a dining room to the rear, rear hallway with door to the rear garden and large fitted dining kitchen. To the first floor are 4 generous sized double bedrooms, one with en suite bathroom and a main family bathroom. To the second floor a 2 further bedrooms and a large store room, which could have the potential to provide further bathroom/shower room space.

Outside offers a front garden and driveway/off road parking leading to a large attached garage. There is also a block of 3 further garages to the side fronting onto Albert Street, which could be used as part of the property or let out to provide extra income. This area also offers the potential, subject to suitable consents, to redevelop to provide ancillary accommodation to the house. To the rear is a lovely mature walled garden with gated access onto Albert Street. There is also potential, subject to suitable consents, to redevelop part of the garden to provide a separate dwelling.

The property is being sold with no chain

VIEWINGS & DIRECTIONS

By arrangement through the Selling Agents, Andrew Granger & Co telephone 01509 234534.

What 3 Words location:- [dart.quiz.urgent](https://www.dart.quiz.urgent)

ACCOMMODATION IN DETAIL

GROUND FLOOR

MAGNIFICENT ENTRANCE HALL

With half glazed front door with glazed panel above, mosaic tiled floor, staircase with ornate spindles and handrail leading to the first floor, radiator, door to rear hall.

LIVING ROOM

14'10" plus bay x 13'11"

With bay window to front and further window to side, attractive fire surround with cast iron and tiled fire grate and tiled hearth, 2 radiators, picture rails and cornice, folding doors to dining room.

DINING ROOM

13'11" x 13'2"

With window to rear, attractive fire surround with cast iron and tiled fire grate and tiled hearth, radiator, picture rails and cornice, door to rear hall.

SITTING ROOM

13'11" x 13'11" plus bay

With bay window to front, attractive fire surround with cast iron and tiled fire grate with gas flame effect fire and tiled hearth, radiator, picture rails and cornice, up-lights.

BREAKFAST KITCHEN

17'5" x 13'11"

With window to rear, extensive range of fitted base and wall units with Chestnut cupboard fronts, work surfaces, stainless steel sink top, electric cooker, Miele dishwasher, original cupboard to alcove, door to cellar, radiator, doors to rear hall and utility room.

REAR HALL

With door to garden, quarry tiled floor, coat hooks, radiator.

UTILITY ROOM

11' x 10'

With window and door to side giving access to the garden, enamel sink top, work surface, space for appliances, wall mounted central heating boiler, radiator. (The external wall is of single brick construction). Door to cloakroom.

CLOAKROOM

With window to side, electric panel heater, large store room, door to W.C. with window to side, w.c. and wash basin, tiled floor. (The external walls are of single brick construction).

CELLAR

21'5" x 14'11"

FIRST FLOOR LANDING

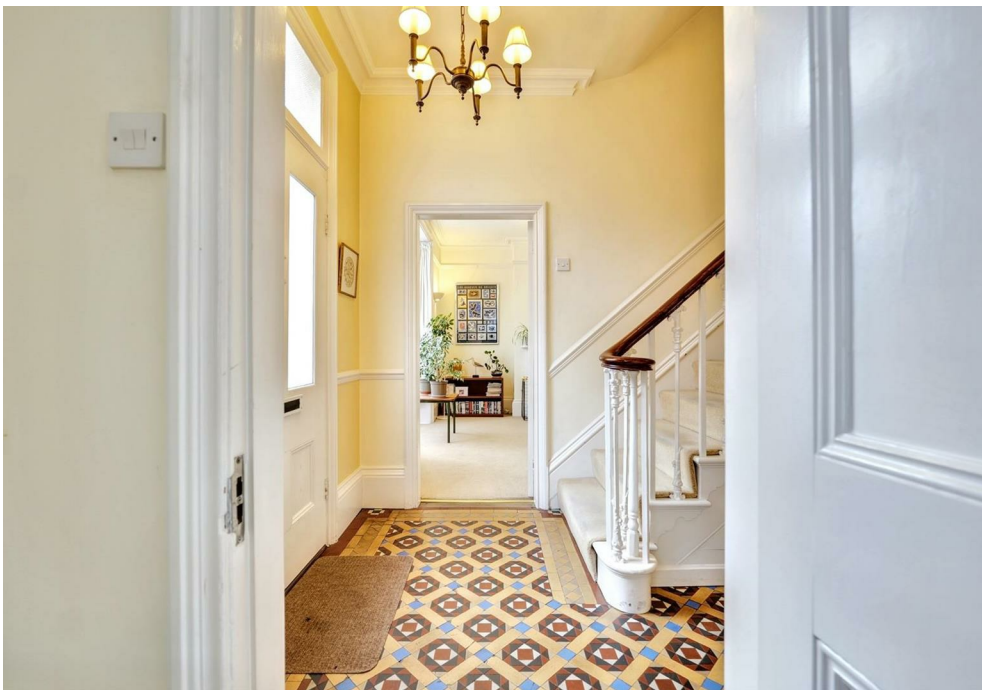
With window to front, radiator and staircase to second floor.

BEDROOM 1

13'11" x 13'10"

With window to rear, radiator and walk in wardrobe, picture rails, door to en suite bathroom.





EN SUITE BATHROOM

10'11" x 9'5"

With window to side, suite comprising w.c., wash basin and bath, airing cupboard housing the hot water cylinder, radiator. The external walls are of single brick construction.

BEDROOM 2

14' x 13'11"

With window to front, radiator, picture rails and stripped pine floor.

BEDROOM 3

14'11" x 14'1"

With windows to front and side, radiator, picture rails and stripped pine floor.

BEDROOM 4

14' x 13'

With window to rear overlooking the garden and views of 'The Carillon', further window to side, radiator, picture rails and stripped pine floor.

BATHROOM

8'7" x 7'

With window to rear, suite comprising w.c., wash basin and corner bath with mains fed shower above, tiled splashbacks, radiator.

SECOND FLOOR LANDING

With rooflight and access to eaves storage, large walk in store room.

BEDROOM 5

15'9" x 14'1"

With dormer window to rear and arched window to side, electric storage heater.

BEDROOM 6

15'9" x 14'2"

With dormer window to rear and electric storage heater.

OUTSIDE

Front garden with flower/shrub beds and path to front door. Good sized driveway providing off road parking for several cars leading to the main garage.

GARAGING

Garage 1 - 12' x 22'

Garage 2 - 17' x 8'2"

Garage 3 - 17' x 8'2" with rear access door to the garden.

Garage 4 - 17' x 8'2" with rear access door to the garden.

Garages 2 - 4 all front onto Albert Street with a small area of hard standing.

WALLED REAR GARDEN

To the rear of the property is a magnificent walled mature garden with 2 gates leading onto Albert Street, extensive patio area, lawns, well stocked flower and shrub beds, rockery and a variety of trees.

Part of the rear garden or the garage area to the side could offer the potential for some redevelopment, either for a separate dwelling or ancillary accommodation to the main house, subject to suitable consents.

Neither the agent or the owner have made any enquiries with the local council regarding this and any buyers considering these options are advised to take advice from the council or a planning expert.

EPC Rating: 'E'

Council Tax Band G

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.











Floorplan

Approximate Gross Internal Area
300.8 sq. m. (3239 sq. ft.)
Garage At 65.3 sq. m. (703 sq. ft.)
Total 366.1 sq. m. (3942 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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