

# Holderr

A Modern Estate Agent



113 William Street  
, Loughborough, LE11 3BY

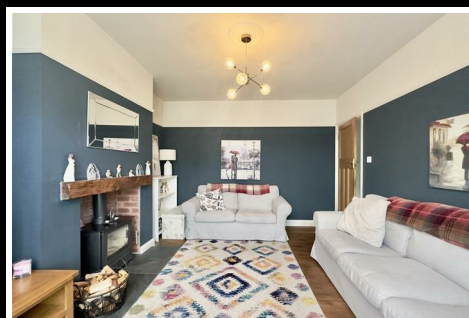
£425,000



# 113 William Street

, Loughborough, LE11 3BY

## £425,000



This three-storey period residence has undergone several enhancements that elevate its charm and functionality. Notable additions include a luxurious en-suite bathroom on the top floor, a cosy wood-burning stove in the lounge, and a beautifully refitted kitchen, all of which have been tastefully decorated to harmonise with the property's character. Strategically located within walking distance of the bustling town centre, the home features a deceptively spacious layout that merits a close examination of the provided floorplans to fully grasp the generous accommodation offered.

Upon entering the home, you're welcomed into a hallway adorned with an inset mat and a stylish quarry-tiled floor that sets the tone for the rest of the residence. The inviting lounge serves as the heart of the home, boasting the aforementioned wood-burning stove that creates a warm and inviting atmosphere. It features classic exposed timber flooring and a charming bay window with a curved radiator, allowing natural light to flood the space.

Adjacent to the lounge is a ground-floor shower room equipped with an electric shower housed within a modern cubicle, along with a WC and a wash hand basin—providing convenient facilities for guests and family alike.

The standout feature of the ground floor is undoubtedly the open plan kitchen, which offers a wealth of storage options with abundant base and eye-level cupboard units, complete with sleek half-cup handles. A stunning Belfast sink sits at the heart of this culinary space, complemented by integrated appliances, including a double oven and grill,

refrigerator-freezer, and dishwasher. Further storage solutions discreetly hide the washing machine, while an induction hob with an extractor hood completes the setup.

The wood-patterned flooring seamlessly extends into both the kitchen and the adjoining dining area. This dining space expands to the left and is enhanced by a period-style radiator that beautifully complements the cast iron fireplace, which boasts original glazed tiled inserts on a raised hearth, surrounded by tasteful timber detailing. Beyond the dining area, a conservatory is accessible via elegant double doors, providing a tranquil space to enjoy the garden.

Moving to the first floor, you are greeted by a double-glazed, colored leaded light window that adorns the front elevation. The second bedroom, located above the lounge, features a bay window and a built-in double wardrobe. The third bedroom is a spacious double, complete with dual built-in wardrobes and additional cupboards above, offering a lovely view of the garden. The fourth bedroom, a well-sized single, could also be used as an ideal study room. The family bathroom, designed with convenience in mind, boasts both tap-mounted and electric shower fittings, fully tiled walls, and a stylish metal towel rail.

Ascending to the second floor, you will discover a beautifully illuminated dressing area enhanced by LED lighting, complete with sliding doors leading to ample wardrobe space. There is additional storage in the eaves. The attractive herringbone-patterned flooring seamlessly extends into the main bedroom, creating continuity in style. The master suite, located on the top floor, benefits from two rear elevation dormer

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windows that frame delightful views of the garden. This space has been further enhanced by the addition of a modern en-suite bathroom, featuring a sleek corner shower cubicle equipped with a mains shower, a combined period radiator and towel rail, contemporary white tiles contrasted with grey grout, a side elevation window, and LED lighting.

Outside, the property boasts a low-maintenance paved foregarden, providing off-road parking. A sturdy timber gate to the right grants access to the rear garden, where a detached brick-built garage with an up-and-over door is conveniently located. The garden, primarily laid to lawn, is complemented by mature trees, offering privacy and a serene outdoor retreat. This beautifully refined residence combines modern luxuries with period charm, making it a wonderful place to call home.

### Disclaimer

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2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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Road Map



Hybrid Map



Terrain Map



Floor Plan

Ground Floor:

Conservatory  
3.53 x 3.19m  
11'7" x 10'6"

Kitchen / Diner  
6.06 x 4.72m  
19'11" x 15'6"

Lounge  
3.55 x 4.27m  
11'8" x 14'0"

Shower Rooms

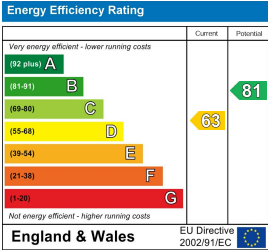
William Street, Loughborough  
Internal Square Footage: 1550 sq.ft

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Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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