



Smiths
your property experts

William Street

Loughborough

- No upward chain
- Immaculate and mature detached family home
- Considerable potential to modernise and extend
- Four good-sized bedrooms and a family bathroom
- Double-aspect 25'0 long through living and dining room
- Private driveway and an integrated garage
- Established rear gardens with a private aspect
- Short walk from Loughborough College and University

General Description

Smiths Property Experts offer to the market, with no upward chain, this immaculate and mature four-bedroom detached family home. The property is located in a highly sought-after area, just a short walk away from Loughborough College and University, as well as the town centre. The property offers a generous floor area of approximately 1,385 square feet (including the integrated garage). There is considerable potential to extend and improve the layout in line with modern expectations while adding value at a low cost. This is a genuinely rare opportunity that should not be missed.





The Property

Internally, the property has a generous floor area of approximately 1,385 square feet laid across two floors, including the integral garage to the right-hand side. There are four good-sized bedrooms and a family bathroom accessed from the light-filled landing on the first floor. Please note that it would be relatively simple to create private access to bedroom three by adding an internal corridor, and the affected bedroom two would still be of a substantial double size.

Downstairs, the property has a lovely layout with generous proportions. There is a glazed porch, an entrance hall, a downstairs WC, and an understairs cupboard. Beyond the hall is a 25'0 long through sitting and dining room with a window to the front and glazed sliding doors with direct garden access to the rear. The kitchen is in immaculate condition and could be extended or knocked through to the dining area should the eventual purchaser wish. There is the bonus of a separate utility room with front and rear access to the outside.

The Outside

The property is set back from William Street, a generally quiet street without constant through traffic. There is a low-level wall with landscaped front gardens, a private driveway, and a garage to the right-hand side. To the rear are wonderful mature gardens with a private and West North aspect that affords evening sun in the summer. There is space in the garden to extend the living accommodation should the eventual purchaser wish.





Property Information

EPC Rating: D.

Tenure: Freehold. Council Tax Band: E.

Local Authority: Charnwood Borough Council.

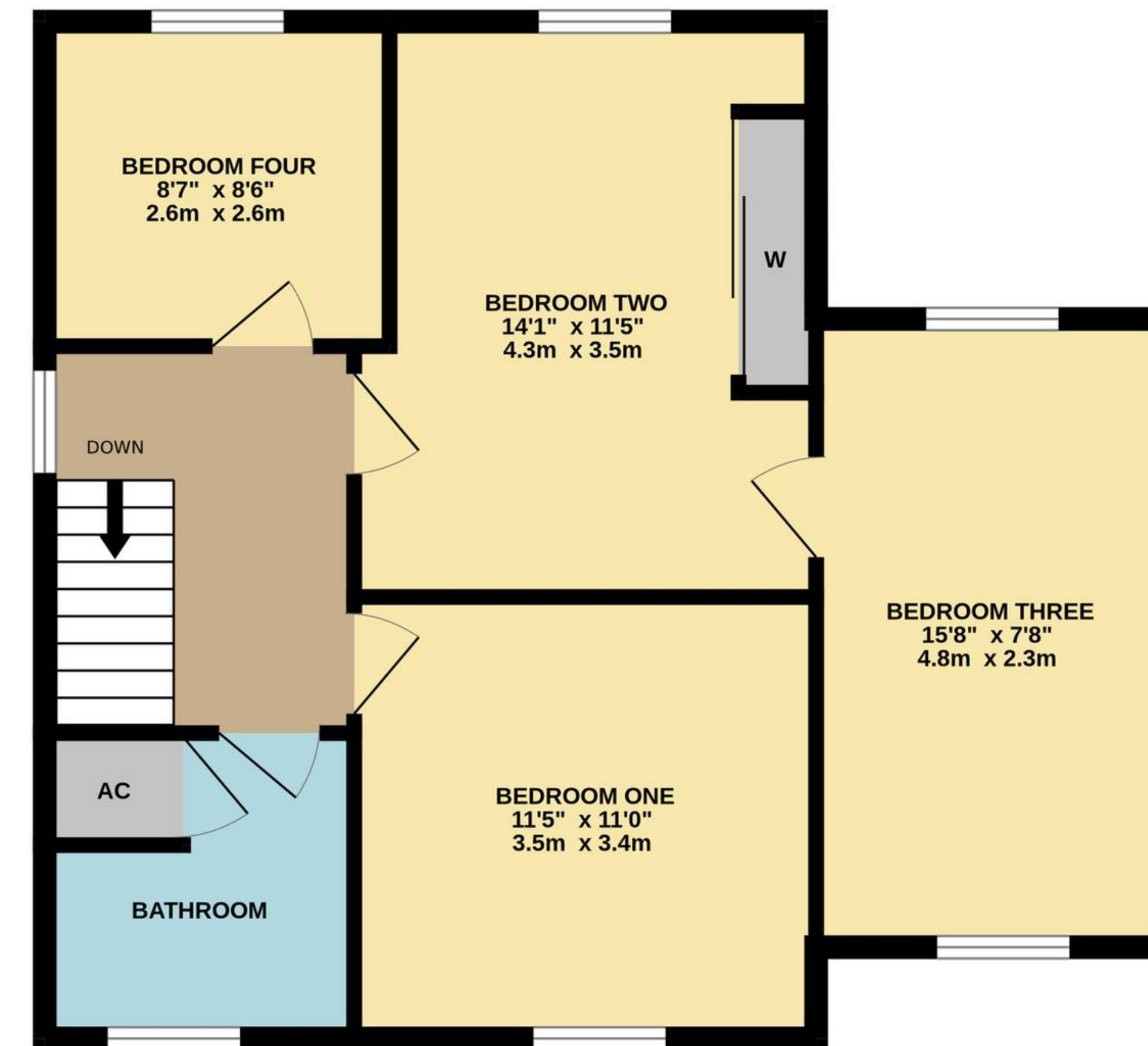
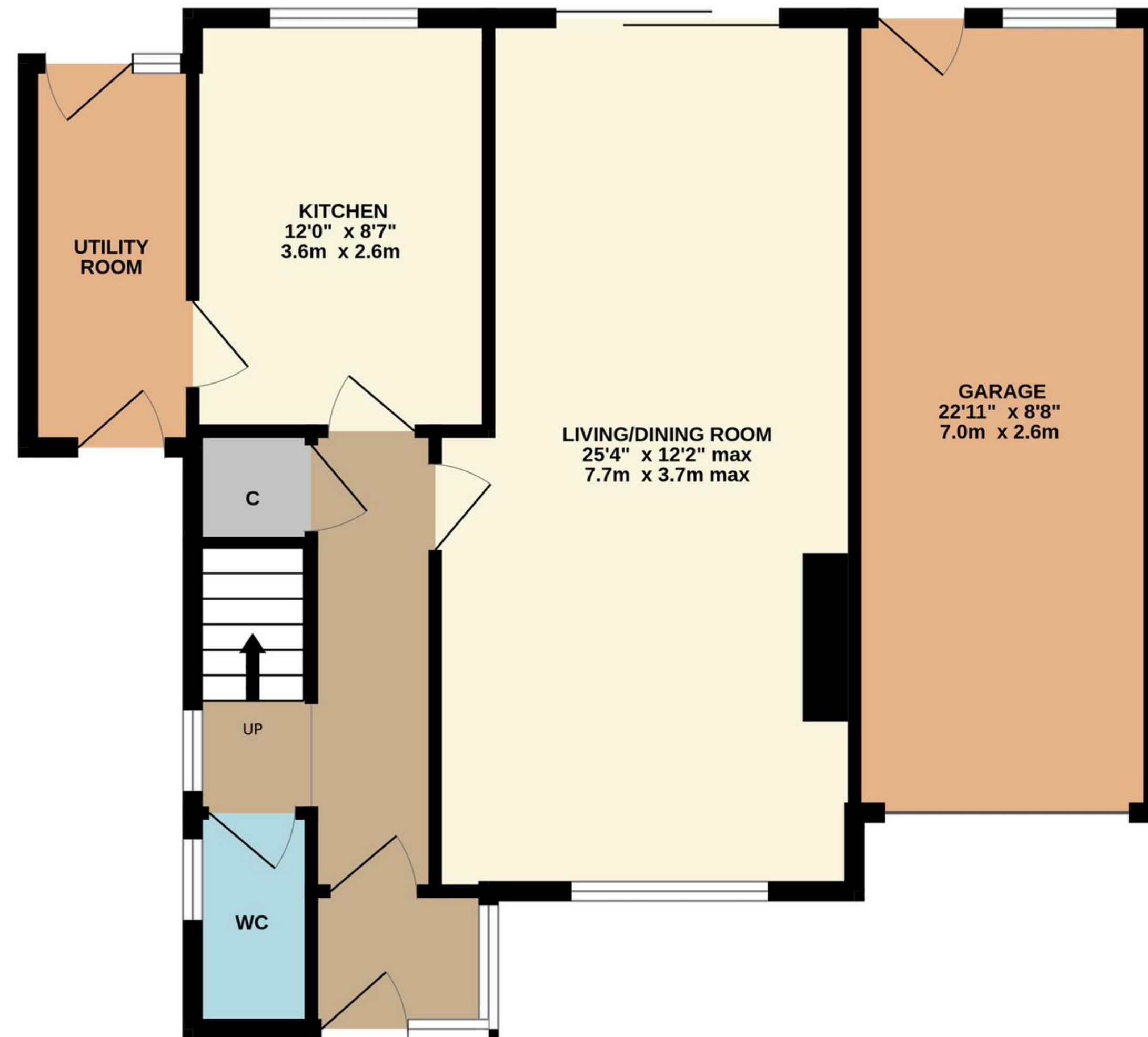
Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.

Smiths Property Experts

Smiths Property Experts are a modern, forward-thinking estate agency that strives to offer excellent advice and customer service. Experienced and adept at all things property, our firm can assist with mortgages, insurance, solicitor contacts, planning permission and development execution. Above all, we are happy to offer advice tailored to you as a potential client, or as a potential purchaser of one of our client's properties. You are invited to contact us if you require assistance with anything 'house or home'.





TOTAL FLOOR AREA : 1385 sq.ft. (128.7 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.
Made with Metropix ©2024



01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



