



Park Road | Loughborough | LE11 2ED  
Guide price £545,000

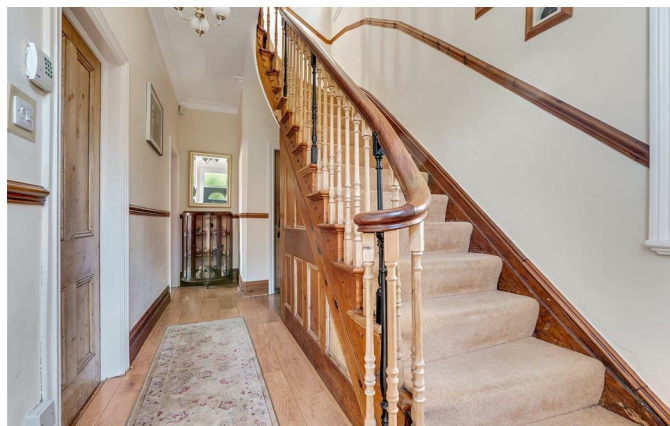




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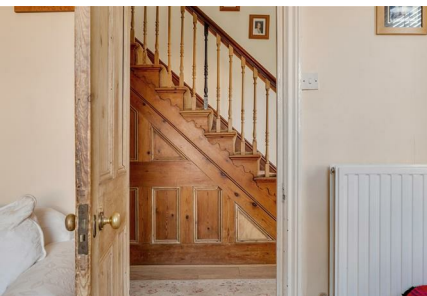
An impressive detached Victorian family home, lovingly maintained by generations of the same family, making this a rare opportunity to the market. Originally built for a local accountant and then later owned by the Rosminian Order, this substantial property provides a homely feel, blended with practical and versatile accommodation. The house is superbly situated at the edge of the 'Victoria Street Conservation Area' yet not within the conservation area itself, nearby to some of the towns most architecturally significant character homes. This property is within walking distance to the town centre, with the Loughborough Schools Foundation member schools of Fairfield Preparatory School, High School and the Grammar School just across the road. Boasting an array of original character features and an enclosed garden with off road parking, this wonderful property would make an ideal family home for those wishing to be conveniently situated to local amenities.

- Impressive Victorian Property
- An Array of Character Features
- Gated Off Road Parking
- Four/Five Bedrooms
- Large Dining Kitchen
- Superbly Set With the Town Centre
- An Ideal Family Home
- Enclosed Rear Garden
- Three Reception Rooms
- Utility and W/C





*"Boasting an array of original character features"*



### Entrance Hall

An impressive hallway with an immediate abundance of character. A grand timber paneleld staircase with carved spindles and Oak handrail rises to the first floor, with original panel doors along with character door furniture leads to the principal ground floor rooms. There is a door to the cellar and a contemporary composite front door with window above and to the side elevation.

### Lounge

A large reception room with high ceilings and original coving. There is a tiled fireplace and replacement sash windows to the front and side.

### Study

A large room, currently used as a study, and offering flexibility as a dining room. There is a window to the side and fitted shelving.

### Rear Hall

A useful everyday entrance from the rear of the house, with tiled floor, cupboard and access to the W/c.

### W/c

With a low level flush w/c, tiled floor and window to the side.

### Family Room

Forming the hub of the home, this substantial reception room offers a cosy open fireplace, window to the side and French doors to the garden.

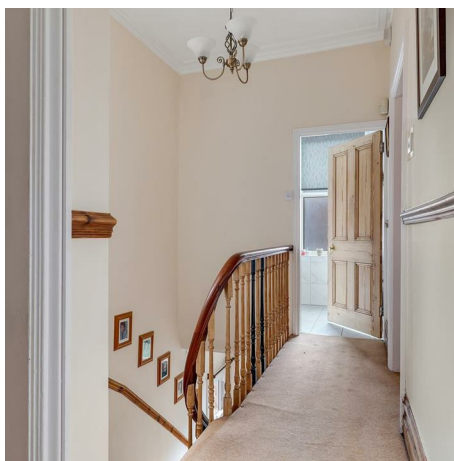
### Dining Kitchen

Forming a working area of the kitchen and a large dining area, there are a range of contemporary re-fitted wall and base mounted units, finished in an Ivory shaker style, with wood laminate rolled edge worktops and stylish tiled splashbacks. There are a range of integrated Neff appliances including oven, hob and extractor, fridge and freezer, with integrated dishwasher and microwave. The original York sliding sash window offers a feature to the kitchen, whilst recessed ceiling spotlights and additional storage cupboards offer a great deal of practicality. There is a window to the rear and a large sliding Upvc door to the side. A door gives way to the original staff staircase rising to bedroom four.

### Utility Room

With power and lighting, space for washing machine and tumble dryer.





## First Floor Landing

A galleried landing with window to the rear and access to -

## Bedroom 1

A spacious bedroom with ample space for bedroom furniture and double bed. There is a window to the front elevation and ceiling coving.

## Bedroom 2

A large double bedroom with window to the front and ceiling coving.

## Shower Room

Fitted with a modern three piece suite comprising shower cubicle with electric shower, w/c and wash hand basin. There is a window to the side and tiled walls/floor.

## Bedroom 3

A spacious double bedroom with window to the rear, ceiling coving and a door to bedroom four.

## Bathroom

Fitted with a bath and wash hand basin, there is a window to the side.

## Bedroom 4

Featuring access from the original staff staircase, this room has a great deal of flexible use as a bedroom, study or playroom.

## Bedroom 5

A large bedroom with window to the side.



### Outside

This imposing property sits in a prominent position on Park Road and has an attractive character facade. It is apparent that the property has been well looked after, with replacement roof and new Upvc sash windows installed at great expense. The front garden is enclosed with a retaining wall and gate. The rear garden is set in two areas, with a large walled terrace, just outside the kitchen, making this an ideal entertainment space. The gate gives way to a lawned garden which is enclosed and has a gated driveway allowing off road parking.

### The Area

The house is superbly situated at the edge of the 'Victoria Street Conservation Area' yet not within the conservation area itself, nearby to some of the towns most architecturally significant character homes. This property is within walking distance to the town centre, with the Loughborough Schools Foundation member schools of Fairfield Preparatory School, High School and the Grammar School just across the road. Alternative school choices include Mountfields Lodge Primary School, Sacred Heart Catholic Primary School, Limehurst Secondary School and the C of E Primary School. The Loughborough Midland Mainline station provides direct train access to London St. Pancras in approx 1hr 40mins.

### Extra Information

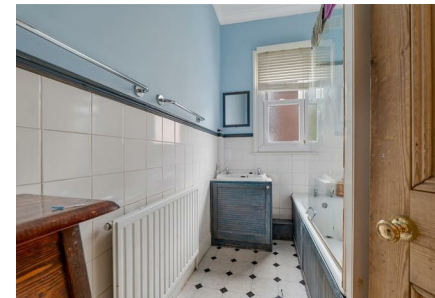
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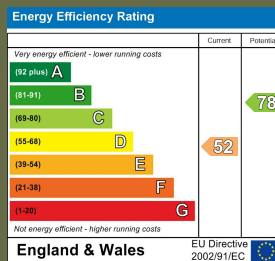
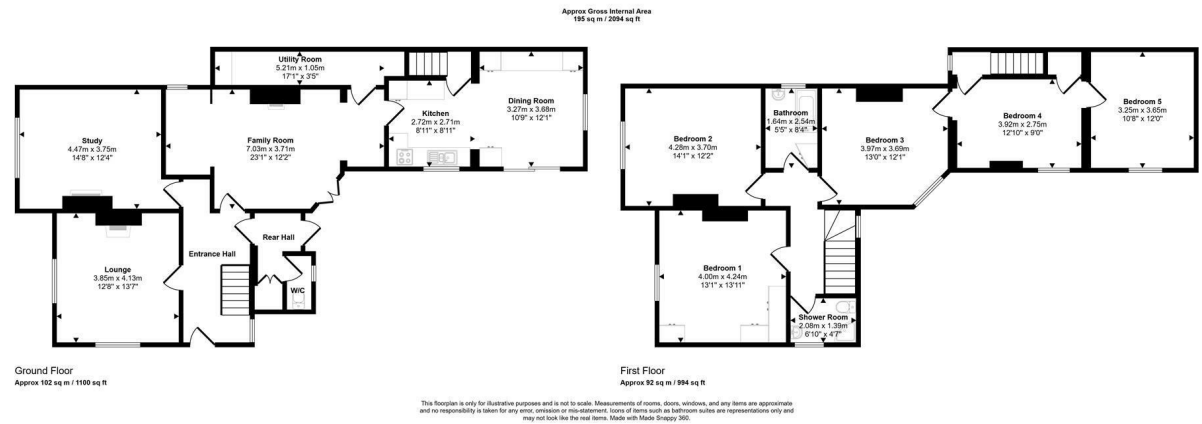
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*"Superbly situated within walking distance to the town centre"*







16 Churchgate  
Loughborough  
Leicestershire  
LE11 1UD  
01509 977 889  
sales@richard-harrison.co.uk