



William Street, LOUGHBOROUGH

welcome to

William Street, LOUGHBOROUGH

An executive FOUR bedroom detached family home comprising of entrance hallway, separate study, downstairs cloakroom, lounge, separate dining room, kitchen diner with utility, four bedrooms, two en suites, family bathroom, garage, driveway and a private enclosed rear garden! CALL NOW!

Entrance Hallway

Entering the property through the front door leads you into the hallway with wooden flooring, radiator, spotlights to the ceiling, stairs to the first floor accommodation, doors off to all ground floor rooms.

Downstairs Cloakroom

The cloakroom has a low level w/c and a wash hand basin.

Study Room

9' 1" x 9' 10" (2.77m x 3.00m)

The study room has a double glazed window to the front elevation, wood flooring and a radiator.

Lounge

19' 5" max into the front bay window x 11' 4" (5.92m max into the front bay window x 3.45m)

The lounge has spot light to the ceiling, remote controlled stylish electric fire, wood flooring, radiator, double glazed window to the front elevation and double doors leading through to the dining room.

Dining Room

11' 2" x 11' 7" (3.40m x 3.53m)

The dining room has wooden flooring, spot lights to the ceiling, sliding double glazed doors leading out to the rear garden, radiator and a door to the kitchen.

Kitchen

12' 3" x 12' 5" (3.73m x 3.78m)

The kitchen has a range of wall and base units with roll edge work surfaces over, double glazed window to the rear elevation, wooden flooring, part tiled walls, four ring gas hob with separate integrated electric oven, integral dishwasher, stainless steel sink drainer with swan neck tap, spot lights to the ceiling, radiator and a door to the utility room.

Utility Room

The utility room is where the combination boiler is housed and has a range of wall and base units, plumbing for a washing machine and a door to the side elevation.

Landing

The landing has stairs rising from the ground floor, cupboard storage, loft hatch to the attic and doors to all first floor rooms.

Master Bedroom

12' 5" x 11' 6" (3.78m x 3.51m)

The master bedroom has fitted wardrobes with sliding mirrored doors, carpeted flooring, radiator, double glazed window to the rear elevation, and has a door to the ensuite.

Master En Suite

The master en suite has a white three piece suite comprising of low level w/c, wash hand basin and a shower cubicle with shower over and a frosted double glazed window to the side elevation.





Bedroom Two

15' 1" max x 9' 1" (4.60m max x 2.77m)
Bedroom two has a double glazed window to the rear elevation, radiator and carpeted flooring.

En Suite

The ensuite has a white three piece suite comprising of low level w/c, wash hand basin and a shower cubicle with shower over.

Bedroom Three

8' 8" x 13' 2" (2.64m x 4.01m)
Bedroom three has a double glazed window to the front elevation, door to a storage cupboard carpeted flooring and a radiator.

Bedroom Four

11' 7" x 9' 1" (3.53m x 2.77m)
Bedroom four has carpeted flooring, radiator, door to a storage cupboard and a double glazed window to the front elevation.

Family Bathroom

The bathroom has a white three piece comprising of low level w/c, wash hand basin, bath with shower over and a double glazed frosted window to the side elevation.

Outside

The front of the property is a driveway providing ample off road parking, a semi-detached brick built double garage and side gated access to the rear garden.

To the rear is a private enclosed rear garden, fenced and enclosed to the boundaries, mainly laid to lawn and a patio seating area.

Garage

The garage is semi-detached and has up and over door with power and light.



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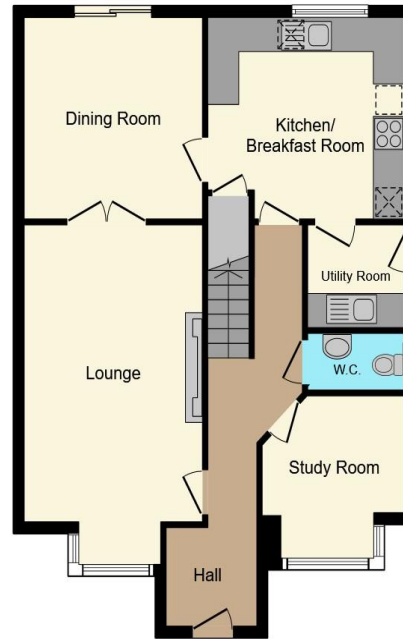
welcome to

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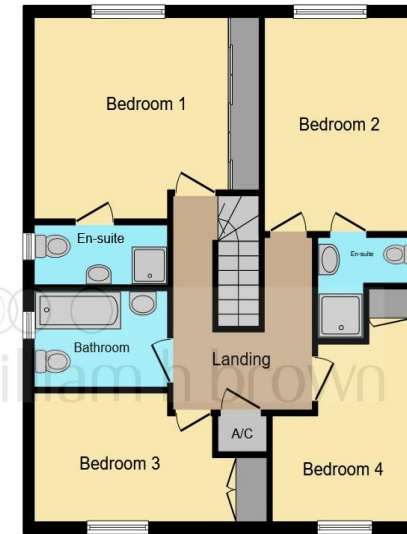
- Executive four bedroom detached
- Prime residential Loughborough location
- Close to Loughborough town centre & train station
- Two en suites
- Garage & off road parking

Tenure: Freehold EPC Rating: D

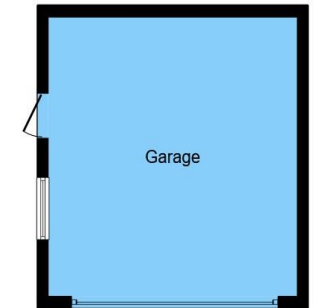
£499,950



Ground Floor



First Floor



Garage

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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LBH112257 - 0003

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