



Burton Street, Loughborough

welcome to

Burton Street, Loughborough

A distinctive Victorian family home, with accommodation arranged over three floors, being a short walk from Loughborough town centre and on the doorstep of Loughborough Endowed Schools. Retaining many original Victorian features, enjoying a walled garden, a driveway and garage.

Entrance

The property is entered through a covered storm porch to solid doors with brass fittings, which in turn open into reception porch. The porch has an original internal front door with decorative stained glass insets and side windows. The reception hallway has original Victorian tiled flooring, original moulded plasterwork to the ceiling, a wonderful wooden staircase with balustrades and handrail, original skirting boards and doors leading off to the following rooms:

Front Reception Room

15' 1" x 15' 3" plus bay window (4.60m x 4.65m plus bay window)

The front reception room has exposed original wooden flooring, magnificent feature open fire place with original backcloth, ornate mantelpiece and surround. There is original decorative plasterwork cornice to the ceiling, a picture rail and ceiling rose with light pendant. There is a box bay window overlooking the front elevation with original sash windows, a double panel radiator and a door which opens through to kitchen.

Breakfast Kitchen

15' 3" x 14' 3" plus bay window (4.65m x 4.34m plus bay window)

The breakfast kitchen is a central hub of the home and is fitted with a range of solid base and wall mounted units with granite work surfaces over, there is an inset stainless steel sink with a swan neck mixer tap. A Rayburn gas stove provides for cooking and also fuels the central heating and hot water system. There is a box bay to the side with original sash windows which offers a seating area, there is

ample room for a dining table and chairs, a pair of French pine doors open onto the rear garden. There is luxury vinyl flooring, a radiator and a pine door that returns to the hallway.

Study/sitting Room

14' 11" x 13' 2" (4.55m x 4.01m)

This is a versatile room which is currently used as a study/reading room, however this offers a multitude of different functions with family room or further living room providing options. There is a useful built in storage cupboard, coving to the ceiling, a feature cast iron log burning stove inset into a chimney breast with a brick hearth and surround, a sash window overlooking the side garden and an electric storage heater.

Utility Room

12' x 11' 6" (3.66m x 3.51m)

The utility room has a single stainless steel sink with tiled splashbacks, some wall mounted units, space and plumbing for a washing machine and tumble dryer, additional built in shelving, an original open fire with a tiled backcloth and mantelpiece over, moulded cornice plasterwork to the ceiling and a sash windows to the side.

First Floor Landing

The first floor landing is accessed via a grand stair case with decorative balustrade and a hand rail, with exposed wooden stairs, some decorative plasterwork, a stained glass window, a return staircase leading to the second floor and doors leading off to all first floor rooms.

First Floor Living Room

15' 1" x 15' 3" plus bay recess (4.60m x 4.65m plus bay recess)





The first floor living room offers enviable views of the Loughborough High school to the front, there is original exposed timber floor, a feature open fireplace with a mantle and surround, ornate moulded cornice plasterwork, a box bay to the front with sash windows and although this room is used as a living room, it could easily be converted back to a bedroom.

Kitchenette

7' 1" x 4' 10" (2.16m x 1.47)

A useful first floor kitchen space, convenient for use off the living room, has some storage units, one and half bowl sink with mixer tap, a sash window to the front and a stained glass leaded window returned to the landing. Should the first floor reception room be re-instated as a bedroom this room could easily be turned into ensuite facility.

Principal Bedroom

15' 1" x 14' 1" (4.60m x 4.29m)

The principal bedroom is a delightful room with stripped wooden flooring, original plasterwork moulding to the ceiling, original sash windows overlooking the side and rear elevations with a door to the ensuite.

Ensuite

The ensuite shower room has a step down from the bedroom, has vinyl tiled flooring, a quadrant shower cubicle with mains shower over, a low level wc and wash hand basin set into vanity suite, with tiled surround, a sash window to the side and panelled ceiling with inset spotlights.

Bedroom Two

12' 10" x 15' (3.91m x 4.57m)

Bedroom two is a delightful bedroom with coving to the ceiling, sash windows to the side elevation, electric storage heater. There is a small room with an ensuite wc which has a low level wc, wash hand basin with hard wooden panelling.



Shower Room

There is a shower room off the landing which has a shower enclosure with a shower over, extractor fan, inset spot lights.

Main Bathroom

10' 3" x 8' 3" (3.12m x 2.51m)

The main bathroom has a free standing roll top bath with claw feet and a shower attachment over, there is a low level wc, pedestal wash hand basin, a built in airing cupboard, a sash window to the side and luxury vinyl flooring.

Second Floor Landing Bedroom Three

15' 1" x 15' 4" maximum (4.60m x 4.67m maximum)

Bedroom three provides views over Burton Street and towards the Burton Walks. This is a roomy double bedroom with a sash window over the front elevation. There is a cast iron original fire place, a single sink with louvered door storage and vanity beneath, tiled splashbacks and electric storage heater.

Bedroom Four

15' 1" x 10' 9" (4.60m x 3.28m)

Bedroom four has a sash window overlooking the side elevation, a wash hand basin set into a vanity unit with louvered storage, additional three door built in wardrobes and incorporating an original fireplace.

Bedroom Five

16' 3" maximum x 7' maximum (4.95m maximum x 2.13m maximum)

Bedroom five is a single bedroom with two skylight windows to the side and louvered door storage.

Cellar

15' 4" x 11' 8" (4.67m x 3.56m)

The cellar has stairs leading down from the hallway, with a power and light, with the original coal trap door.



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welcome to

Burton Street, Loughborough

- OPEN TO OFFERS
- Distinctive Victorian home
- Retaining many original features
- Parking and garage
- Five/six bedrooms

Tenure: Freehold EPC Rating: F

offers in the region of

£600,000



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