



Park Street, Loughborough

welcome to

Park Street, Loughborough

A Charming Victorian semi-detached home, offering unique accommodation & being within walking distance of the town centre. Retaining original features & comprising open plan dining kitchen, living room, first floor master bedroom & bathroom, second floor bedroom & a cottage style garden!

Entrance Porch

The property is entered via a storm porch, with a front door and windows to the side with an internal timber front door.

Dining Kitchen

14' 8" x 11' 11" (4.47m x 3.63m)

The open plan dining kitchen provides a spacious social space, has brick tiled flooring and a comprehensive range of base and wall mounted units with work surfaces over, a gas hob with extractor hood and double electric oven, a stainless steel sink with a drainer mixer tap with tiled flashbacks, space for a fridge and freezer, stairs off to the first floor, with doors to the lounge and rear lobby.

Lounge

11' 2" x 12' 4" (3.40m x 3.76m)

The lounge has exposed wooden floorboards, a feature cast iron gas stove with brick hearth and wooden surround, a sash window to the front elevation and a stained-glass window to the side.

Rear Lobby

The rear lobby provides access to the rear garden and steps down to the cellar.

Cellar

The cellar has stairs from rear lobby, provides useful additional storage space, with power and light.

First Flooring Landing

The first-floor landing has stairs rising from the ground floor, doors off to the first-floor rooms and stairs to the second floor.

Main Bedroom

14' 5" x 12' (4.39m x 3.66m)

The main bedroom is a sizeable double, with a sash window to the front elevation and a stained-glass window to the side, an original cast iron fireplace and a radiator.

Bathroom

The bathroom has a ceramic tiled floor and a four-piece suite comprising a free-standing roll top bath with chrome shower attachment over, a corner shower cubicle with shower over, a wc with a raised cistern and a pedestal wash hand basin. Also in the bathroom is the airing cupboard housing the combination boiler and a sash window to the front.

Bedroom Two

14' 4" max x 16' max (4.37m max x 4.88m max)

The second double bedroom is on the second floor and has stairs with a handrail and balustrades, a vaulted ceiling, a sash window to the side elevation, radiator.



Outside

Outside the property has a wrought iron gate leading into the delightful cottage garden with a gravelled seating space, a shaped lawn with well stock and established flower borders, walled boundaries,

There is a further patio seating area that in turn leads to a brick outhouse, which incorporates a wick and there is a further store.

Please note no. 9 Park Street has access to their own back door.



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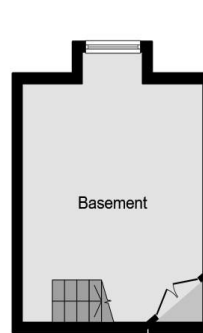
welcome to

Park Street, Loughborough

- CHARMING VICTORIAN SEMI-DETACHED HOME
- RETAINING ORIGINAL FEATURES
- SASH WINDOWS
- UNIQUE LAYOUT OVER THREE FLOORS
- OPEN PLAN DINING KITCHEN

Tenure: Freehold EPC Rating: C

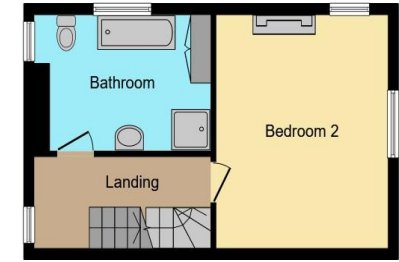
£250,000



Basement



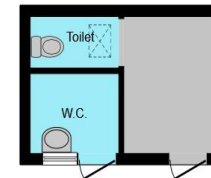
Ground Floor



First Floor



Second Floor



Outbuilding

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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
LBH114358 - 0008

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