



William Street, Loughborough



£365,000

- PERIOD SEMI-DETACHED HOME
- CIRCA 1920s
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- CHARACTER OPEN FIREPLACES
- CORNER PLOT GARDEN
- FREEHOLD
- EPC rating E



An instantly appealing 1930's detached home full of charm and character with bright and airy rooms flooded with light through the large bay windows and original heritage panelled doors throughout. The interior has a warm and welcoming feel with many rooms retaining original decorative tiled fireplaces and high ceilings. This convenient town centre location is just a short walk from a wide range of shops, bars and restaurants, local schools, the beautiful Queens Park and Loughborough University.

Enter the home through a central hallway leading to both the lounge and snug. The lounge spans the full length of the property, centred around a heritage tiled fireplace, original windows and French doors to the garden and a connecting door to the dining kitchen.

The kitchen faces the garden and space for a dining table, understairs storage pantry, gas and electric cooker points with extractor, plumbing for washing machine and rear entrance door to the garden.

The separate snug enjoys a character tiled fireplace, large bay window, decorative storage cupboards and an enclosed staircase to the first floor.

Upstairs there are four double bedrooms, two of which enjoy views of The Carillon Tower in Queens Park and a family bathroom with a modern white suite.



The property sits on a corner plot position with secure parking to the rear having a sliding vehicular gate, along with a lovely cottage style garden which has a sunken dining patio, lawned area, surrounding borders, shrubs, flowers and mature trees, large garden shed and storage out buildings.

Good to know; the property has original metal crittle, single glazed windows. Gas central heating powered by a combination boiler located in the kitchen. The property has a large, partially boarded loft space which could lend itself to a loft conversion subject to necessary planning permissions.

To find the property, proceed on Ashby Road outside Sainsburys and at the traffic lights turn right onto Frederick Street. Take the first available turning right onto Heathcote Street and left onto William Street where the property is situated three quarters of the way along upon the right hand side as identified by the agents For Sale board.

LOUNGE 6.81m x 4.14m (22'4" x 13'7")

SNUG 3.56m x 2.92m (11'8" x 9'7")

DINING KITCHEN 4.32m x 2.9m (14'2" x 9'6")

BEDROOM ONE 4.06m x 2.57m (13'4" x 8'5")

BEDROOM TWO 3.35m x 2.92m (11'0" x 9'7")

BEDROOM THREE 3.84m x 2.44m (12'7" x 8'0")

BEDROOM FOUR 3.35m x 3.07m (11'0" x 10'1")

FAMILY BATHROOM



SERVICES

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band C.

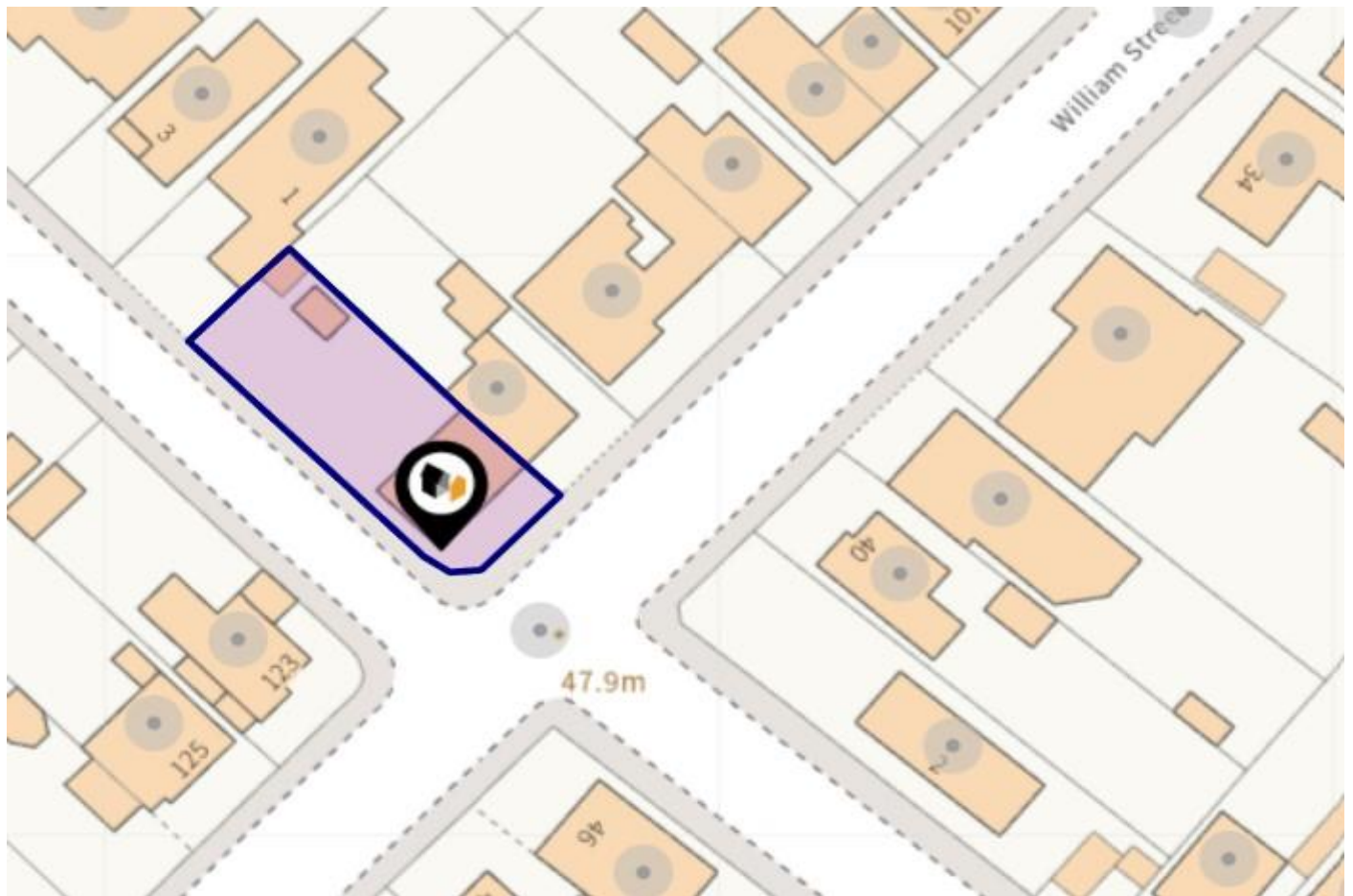
DISCLAIMER

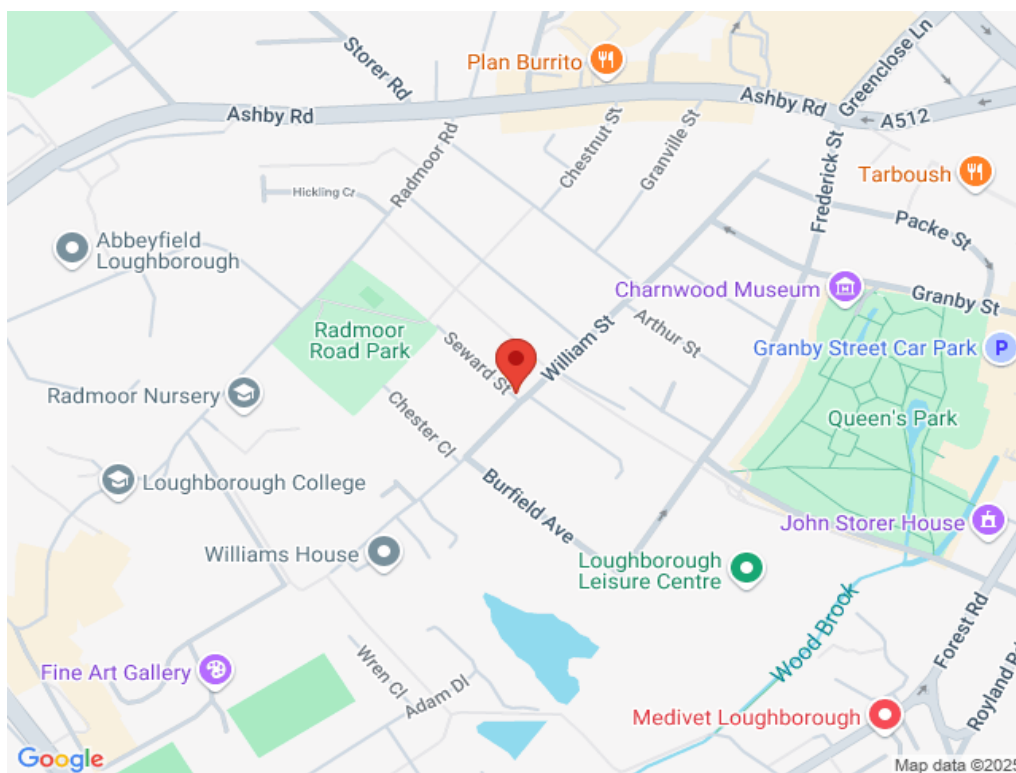
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REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.







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