

# William Street

Loughborough, Leicestershire, LE11 3BZ



Offered to market with no upward chain, this family home enjoys a generous garden plot along with off road parking. Positioned on a popular road within the town, providing easy access to amenities.

£300,000

John German

Located in the heart of Loughborough, William Street provides easy access to the town's amenities as well as university campus. The property combines character features with the convenience of modern living and is offered to market with no upward chain. Benefiting from off road parking and garage as well as an enviable rear garden.

The block paved driveway has a low fence to the front, with the glazed front entrance porch having a further door with characterful stained glass window, that opens to the hallway.

The character continues, with the hallway having parquet flooring, with stairs rising to the first floor and doors leading off.

To the front aspect, the refitted kitchen has both eye and base level units, with work surface over. There is an integral oven, gas hob and overhead extractor, appliance space for a freestanding fridge/freezer and one and a half bowl sink and drainer unit beneath the double glazed window.

Continuing through, the generously proportioned lounge has double glazed windows flanking the fireplace to the side aspect, with there being a door which opens to the conservatory. This provides an additional reception space, having patio doors which open to the garden.

Also giving access to the rear, the utility room offers further storage and work surface, with appliance space and plumbing for a washing machine.

The adjacent cloakroom completes the ground floor, with there being a WC and hand wash basin.

Upstairs, there are three bedrooms and a family bathroom.

Both bedroom one and two are generous doubles, with both having dual aspect double glazed windows allowing natural light to flood in. Bedroom one also benefits from extensive integrated storage.

Unusually, the third bedroom also has dual aspect windows to the side and rear, giving views out over the garden. Offering a single room, it could also be well utilised as a home office/study.

The bathroom has a porthole window, with the white suite comprised of a panelled bath with shower over, low level WC, hand wash basin, heated towel rail and tiling to the walls.

Externally, the rear garden is sectioned with patio, lawn and gravel/hardstanding. With space for both a greenhouse and shed, the garden presents a wealth of potential. Gated access leads out to the side, where there is access to the garage. There is also adjacent access to the side of the house.

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Property construction:** Traditional

**Parking:** Off road

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Mains

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:**

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Charnwood Borough Council / Tax Band D

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA23012024

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		



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