

William Street

Loughborough, LE11 3BZ

John German



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Offers in excess of £525,000

A spacious family home with four reception rooms plus a conservatory, five bedrooms, two en suites and a delightful south east facing garden.

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This wonderful home would make an ideal purchase for executive couples or families.

The property is located within easy reach of a range of local amenities including well regarded primary and secondary schools, Loughborough College, supermarkets, pubs/restaurants and sporting facilities. There are also plenty of green spaces for walking and cycling.

Public transport is well catered for by regular bus and train service; commuter access to the M1 and A6 is excellent.

Accommodation comprises; five bedrooms, family bathroom, two en-suites, ground floor W.C., office, lounge, second reception room, dining room, kitchen, utility room and conservatory.

Externally, the southeast-facing rear garden offers a truly special outdoor space, featuring a charming blend of mature borders, a well-kept lawn, and a welcoming patio area - perfect for relaxing or entertaining. To the front, the property benefits from a private driveway with ample space to comfortably accommodate three vehicles.

Internally, this beautifully spacious home is designed to impress, offering an effortless flow between its versatile living spaces. Elegant French doors open from the inviting main lounge into the formal dining room, which seamlessly extends into a light-filled conservatory - the perfect spot to relax and take in garden views. Adding to the generous ground floor layout is a second reception room, currently styled as a cosy secondary lounge, offering the ideal retreat for family movie nights or quiet reading.

For those working from home, the dedicated office provides a peaceful and practical workspace, complete with direct access to the integral garage for added convenience.

Upstairs, the home continues to shine with five well-proportioned bedrooms, each bathed in natural light and offering a warm, welcoming feel. Two of the bedrooms boast the added luxury of private en-suite bathrooms, creating both comfort and ease for family members and guests alike.

To view this amazing home, please contact John German Loughborough office.

Agents notes: There is a tree preservation order on the ash tree in the garden. There are two restrictive covenants on the property – please seek legal advice before commencing conveyancing.

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

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard

Parking: Drive and garage

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Mains gas

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

Broadband type: Fibre

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 F

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/23042025

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof/ source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.











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Ground Floor

Approximate total area⁽¹⁾

2028.33 ft²

188.44 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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