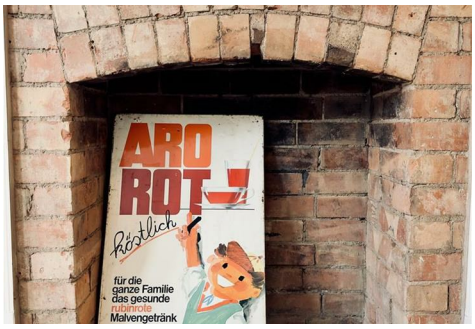
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4 Arthur Street, Loughborough, LE11 3AY

£270,000

A charming and characterful, three storey Victorian villa home with three good sized bedrooms, two reception rooms and modern kitchen and utility on the ground floor which offers a host of rarely found features including a very useable basement area. Situated in a sought after location close to Queens Park and within walking distance of the town centre and both the University and college campuses. Currently being sold with tenants in situ, gaining an income of £19,176 inclusive per annum.

Upon entering the property via the entrance porch this leads onto the hallway which doors leading onto both reception rooms and stairwell rising to first floor. The reception spacing has been opened connecting the two spaces to allow open plan living and complete with a feature bay fronted window, ceiling rose, brick fireplace surround. There are also doors through to the kitchen and cellar.

The Kitchen is fitted with an array of base and eye level units, inset sink and drainer, oven and hob with extractor, and door to utility. The Utility Room houses space and plumbing for two appliances, door to garden and door onto w/c and access to the boiler.

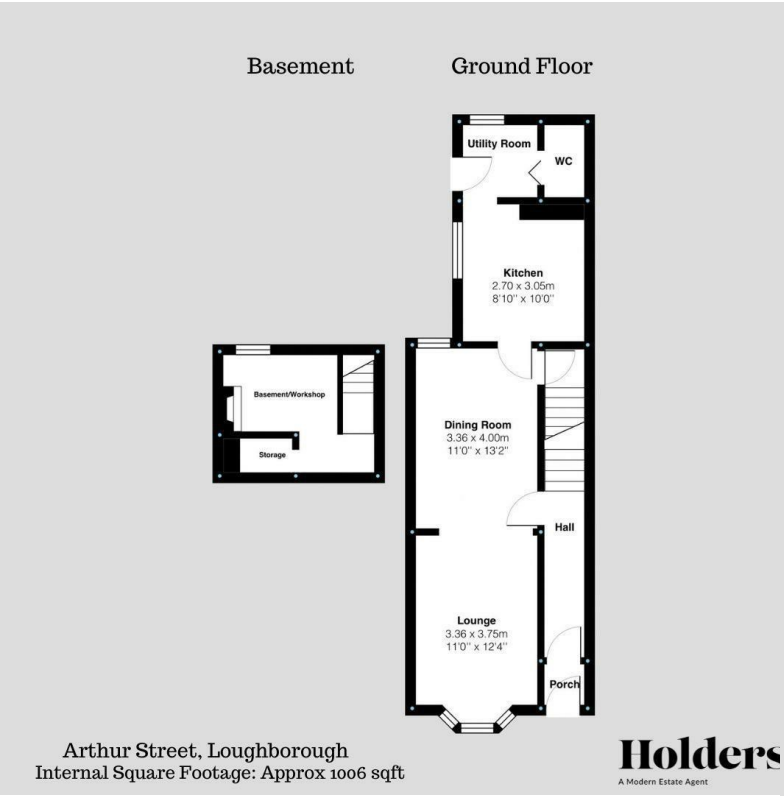
The cellar has a staircase leading down and opens into a ideal storage area.

Ascend onto the first floor and the landing provides access onto two double bedrooms, family bathroom and stairwell leading to the second floor. The Master Bedroom is situated to the front of the property and has fitted wardrobes and a feature bay fronted window with fitted feature shutters. Bedroom two overlooks the rear garden. The Family bathroom is fitted with a suite comprising of a bath with shower over, low flush w/c and wash hand basin.

To the second floor is another double sized bedroom with a large velux sky light to rear elevation and has storage space into the eaves.

The rear gardens are landscaped having a covered outdoor seating space to the immediate rear which is paved and gives way to a flat and level lawn space with stepping stones and well stocked beds having a variety of plants and shrubs with butressed walling to either side.

Floor Plan



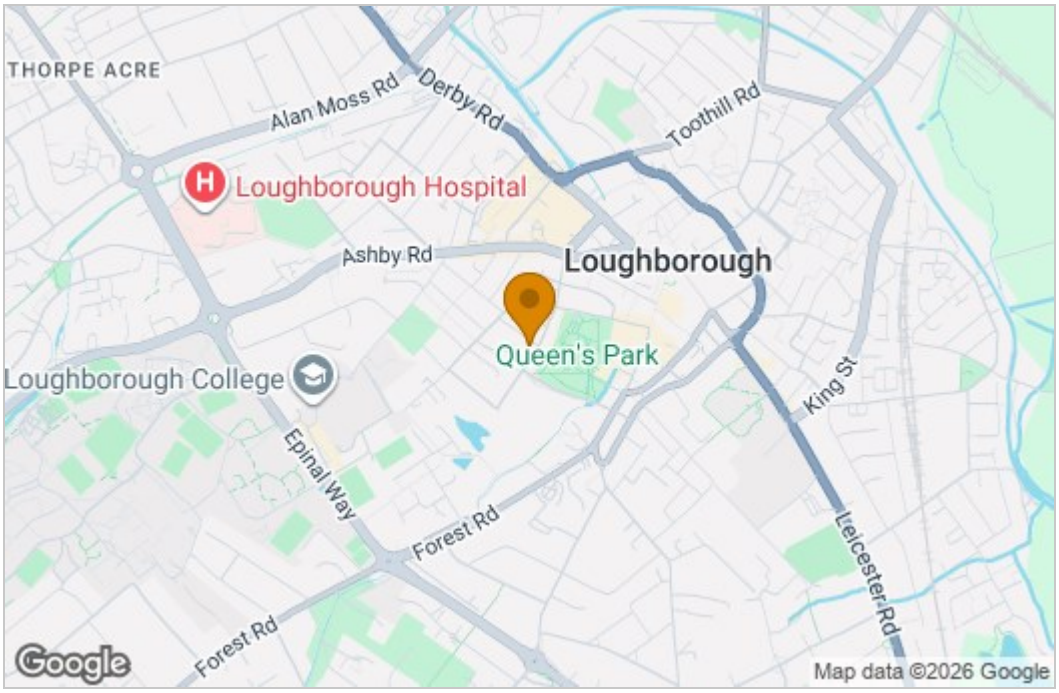
Arthur Street, Loughborough
Internal Square Footage: Approx 1006 sqft

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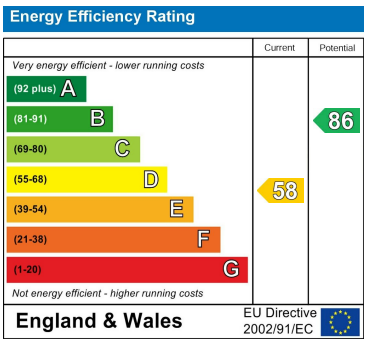
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Area Map



Energy Efficiency Graph



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