

Burton Street
Loughborough, LE11 2DT

John German



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£425,000

A charming and substantial five-bedroom period residence, arranged over three floors and ideally positioned within easy reach of the town centre. Rich in character and offering beautifully proportioned accommodation throughout, this elegant family home effortlessly blends timeless period charm with the conveniences of modern-day living.

This impressive home is perfectly suited to professional couples, growing families and those seeking a property of genuine character, where generous living space and a highly convenient location combine to create a truly special offering. The property is situated in Loughborough's Victoria Street Conservation Area, close to the Loughborough Endowed Schools' campus and within easy reach of an excellent range of amenities; essential services as well as supermarkets, independent retailers, boutiques, cafés, pubs and restaurants are all within a few minutes' walk. For those who enjoy the outdoors, a variety of nearby green spaces provide opportunities for walking, cycling and recreation. Commuters will benefit from excellent transport links with easy access to the M1 and A6, regular bus service, and Loughborough Railway Station providing links to London and Edinburgh. East Midlands Airport is only 15 minutes away by car.

Accommodation comprises; five bedrooms, four of which are double, family bathroom and en-suite, lounge, dining room, kitchen, utility area and cellar. The galley kitchen with a built-in oven, hob, and extraction hood with an external exhaust has plumbing for an under counter dishwasher, while the sink is equipped with a waste disposal unit. The utility area has plumbing, power and extraction for laundry appliances. Throughout the ground floor original features such as a fireplace, high ceilings and front sash windows have been retained, and substantial built-in storage added in a sympathetic and harmonious way. Indeed, there is substantial built-in storage on every floor. On the first floor two double bedrooms are served by the family bathroom with a generous walk-in shower, bath and airing cupboard. The second floor has a suite of rooms: two double bedrooms, and a single bedroom. The rear bedroom has an en-suite shower room. The cellar is fitted out as workshop and storage area and also houses a combination gas boiler.

Externally, the property enjoys a delightful and established south east facing rear garden, providing a peaceful sanctuary despite its central location. Adjoining the property is a patio terrace, ideal for outdoor dining and entertaining, which leads onto a generous lawn framed by mature planting and established borders. Nestled discreetly at the far end of the garden, a charming summer house provides a versatile space to enjoy the surroundings throughout the seasons.

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

Property construction: Standard **Parking:** On street permit parking

Electricity supply: Mains **Water supply:** Mains **Sewerage:** Mains **Heating:** Gas
(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

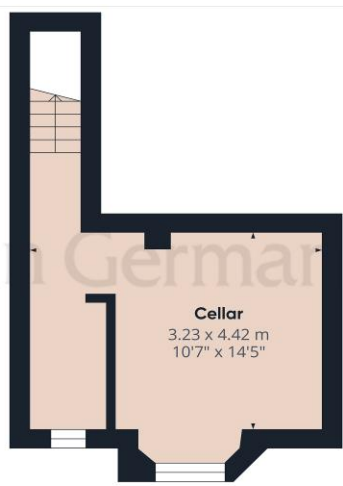
Useful Websites: www.gov.uk/government/organisations/environment-agency

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

Our Ref: JGA/25062026







Floor -1

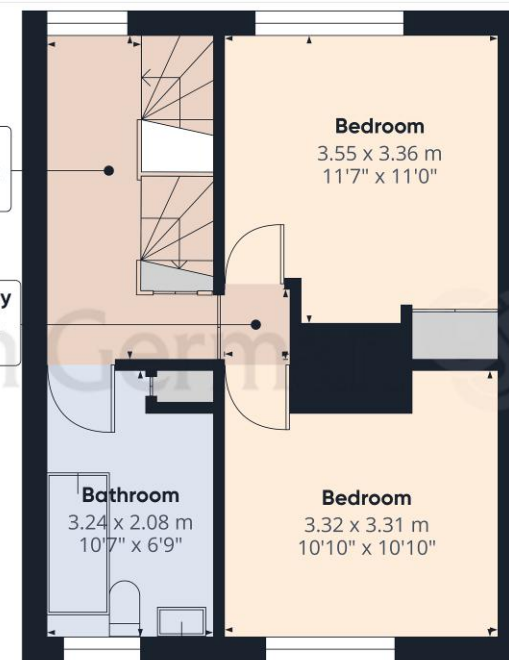
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Approximate total area⁽¹⁾
12.6 m²
135 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

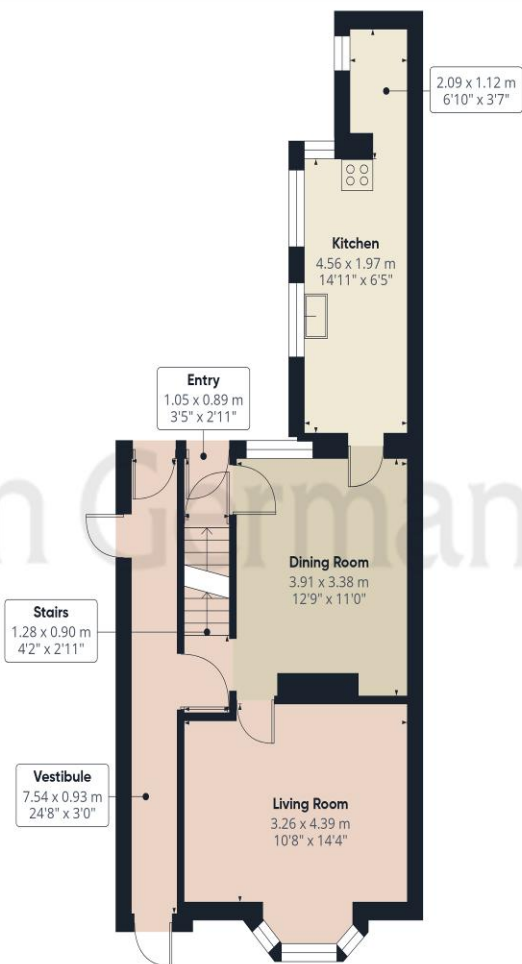
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Approximate total area⁽¹⁾
36.3 m²
391 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Ground Floor

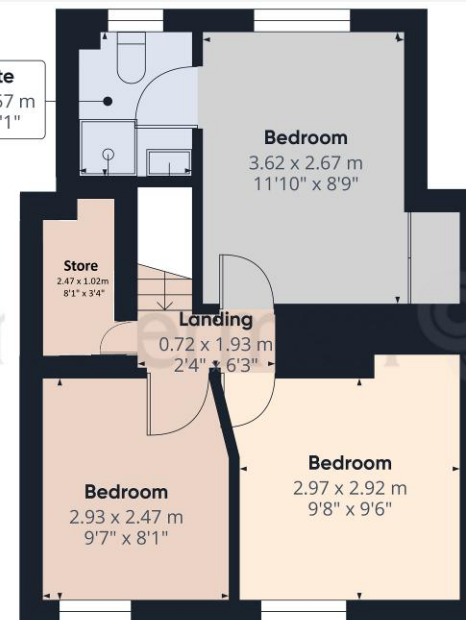
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Approximate total area⁽¹⁾
48.9 m²
528 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 2

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Approximate total area⁽¹⁾
31.3 m²
336 ft²

(1) Excluding balconies and terraces.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents' Notes

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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 AMLID 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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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.

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