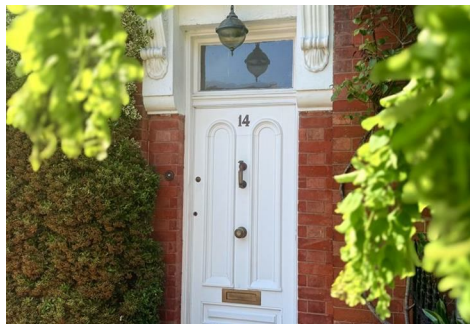


Holder's

A Modern Estate Agent



14 Burton Street, Loughborough, LE11 2DT

Guide price £700,000

Holder's are delighted to present this immaculately presented fully renovated four bedroom semi detached Victorian family home. Offering circa 2,282 square feet of living space having formerly been two flats now converted back to one beautiful home. The property has been extended and remodelled so there is a great sense of space over the two levels of accommodation which is also complemented by a cellar, off road parking and garaging facilities. Located just a short walk from the vibrant Loughborough town centre, it combines convenience with charm, making it a perfect fit for families. A key highlight of this property is its close proximity to the prestigious Loughborough Endowed Schools, providing excellent educational opportunities for children. The current owners have cherished the property and retained as many original features as possible whilst also bringing things up to modern standard and reliability.

Summary

The front door leads into a spacious hall with stairs rising to the first floor. There are three reception rooms including a dining room with bay, lounge and the enviable open-plan kitchen and dining room. There is also a useful downstairs w.c as well as two storage spaces/cupboards off the hall.

The dining room boasts a feature box bay window, carpet flooring, an impressive open fireplace adorned with its original backdrop, and a beautifully crafted mantelpiece and surround. The ceiling features decorative plaster cornicing, complemented by a picture rail and a ceiling rose with a light pendant. The box bay window offers a view to the side elevation, showcasing sash windows. Additionally, there is a large modern wall mounted radiator for warmth.

The lounge is situated at the front of the home, there are windows to two elevations, carpet flooring and original feature open fireplace.

The downstairs w.c is fitted with a two piece suite comprising low flush w.c, washer hand basin with storage below and chrome ladder style radiator.

The heart of the home is undoubtedly the extended and much enhanced kitchen diner which opens into the garden room. The kitchen has been thoughtfully crafted to create a bright, airy space illuminated by a stunning vaulted ceiling with skylights that floods the room with natural light. The cabinetry boasts high gloss units, topped with striking countertops, offering both style and durability. The kitchen is equipped with top-of-the-line appliances, including four magnificent eye level multi function ovens and induction hob, an integrated dishwasher and built in fridge freezer. Following on from the kitchen area you find sufficient space for a large dining set associated furniture.

From the dining area you enter the garden room, a lovely spacious area with floor to ceiling windows allowing natural light to flood in. Currently set up for further seating/relaxation this space lends itself for a multitude of uses subject to the new owners needs. This room also conveniently has access straight out to the larger patio area and garden beyond.

From the kitchen area there is direct access to the spacious utility room. There are a range of wall and base units with countertops above, stainless steel sink drainer, under counter space and plumbing for

both washing machine and tumble dryer. There is a door to the front elevation as well as door to the rear elevation taking you out to the garden making this a very practical versatile room.

Ascending to the first floor you arrive on the landing. A large area filled with light from a window and skylight, from here you can access all four bedrooms, family bathroom and two storage cupboards/spaces.

The main bedroom is of great proportions and a comfortable double room with sufficient space for bedroom furniture. Located above the dining room this shares the same box bay adding character and plenty of light to fill the room. From here there is an ensuite fitted with a three piece suite comprising, shower, low flush w.c and pedestal wash hand basin.

Bedroom two is a very large room, featuring a box bay and windows to two elevations. This room could be converted to two rooms, additionally a master suite subject to the necessary works. The current owners have it set up as a study with comfortable working space for two.

Bedroom three is located at the front of the home, another comfortable double room with dual aspect windows.

Bedroom four is also located at the front of the home, currently set up as a comfortable single room.

The family bathroom is fitted with a three piece suite comprising walk in shower, inset w.c, pedestal wash hand basin. In the bathroom there is also a range of wall units with countertops and useful storage below.

Outside you will find a low maintenance front garden tucked away behind a low wall and wrought iron railings. To the side you will find off road parking for two vehicles on a block paved driveway. There is also on street permit parking available. To the rear of the property you find a good sized low maintenance established garden, it is incredibly private and has paved pathways, patio and various seating areas throughout. Heading to the back of the garden you will find another addition that the current owners have added. Formerly there was a temporary double garage and single which has now been replaced with a good sized garage, workshop and greenhouse space accessed via Gray Street.

Disclaimer

1. Intending purchasers will be asked to produce

identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan



Burton Street, Loughborough
Internal Square Footage: 2282 sq.ft

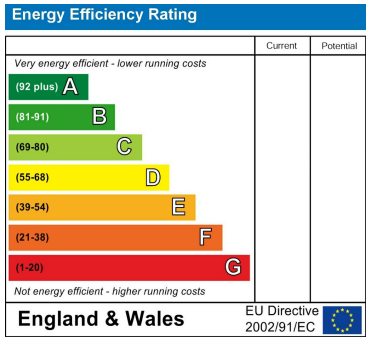
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Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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