

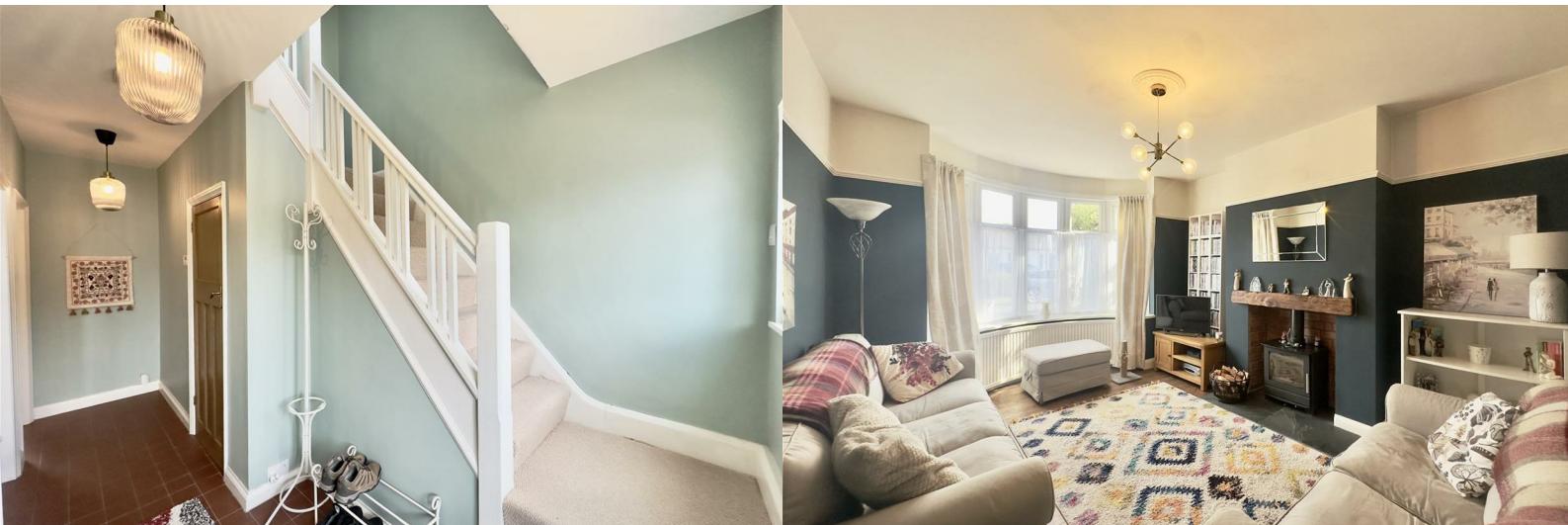
# Holders

A Modern Estate Agent



**113 William Street**  
, Loughborough, LE11 3BY

Offers over £400,000



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This three-storey period residence has undergone several enhancements that elevate its charm and functionality. Notable additions include a luxurious ensuite bathroom on the top floor, a cosy wood-burning stove in the lounge, and a beautifully refitted kitchen, all of which have been tastefully decorated to harmonise with the property's character. Strategically located within walking distance of the bustling town centre, the home features a deceptively spacious layout that merits a close examination of the provided floorplans to fully grasp the generous accommodation offered.

Upon entering the home, you're welcomed into a hallway adorned with an inset mat and a stylish quarry-tiled floor that sets the tone for the rest of the residence. The inviting lounge serves as the heart of the home, boasting the aforementioned wood-burning stove that creates a warm and inviting atmosphere. It features classic exposed timber flooring and a charming bay window with a curved radiator, allowing natural light to flood the space.

Adjacent to the lounge is a ground-floor shower room equipped with an electric shower housed within a modern cubicle, along with a WC and a wash hand basin—providing convenient facilities for guests and family alike.

The standout feature of the ground floor is undoubtedly the open plan kitchen, which offers a wealth of storage options with abundant base and eye-level cupboard units, complete with sleek half-cup handles. A stunning Belfast sink sits at the heart of this culinary space, complemented by integrated appliances, including a double oven and grill,

refrigerator-freezer, and dishwasher. Further storage solutions discreetly hide the washing machine, while an induction hob with an extractor hood completes the setup.

The wood-patterned flooring seamlessly extends into both the kitchen and the adjoining dining area. This dining space expands to the left and is enhanced by a period-style radiator that beautifully complements the cast iron fireplace, which boasts original glazed tiled inserts on a raised hearth, surrounded by tasteful timber detailing. Beyond the dining area, a conservatory is accessible via elegant double doors, providing a tranquil space to enjoy the garden.

Moving to the first floor, you are greeted by a double-glazed, colored leaded light window that adorns the front elevation. The second bedroom, located above the lounge, features a bay window and a built-in double wardrobe. The third bedroom is a spacious double, complete with dual built-in wardrobes and additional cupboards above, offering a lovely view of the garden. The fourth bedroom, a well-sized single, could also be used as an ideal study room. The family bathroom, designed with convenience in mind, boasts both tap-mounted and electric shower fittings, fully tiled walls, and a stylish metal towel rail.

Ascending to the second floor, you will discover a beautifully illuminated dressing area enhanced by LED lighting, complete with sliding doors leading to ample wardrobe space. There is additional storage in the eaves. The attractive herringbone-patterned flooring seamlessly extends into the main bedroom, creating continuity in style. The master suite, located on the top floor, benefits from two rear elevation dormer

windows that frame delightful views of the garden. This space has been further enhanced by the addition of a modern en-suite bathroom, featuring a sleek corner shower cubicle equipped with a mains shower, a combined period radiator and towel rail, contemporary white tiles contrasted with grey grout, a side elevation window, and LED lighting.

Outside, the property boasts a low-maintenance paved foregarden, providing off-road parking. A sturdy timber gate to the right grants access to the rear garden, where a detached brick-built garage with an up-and-over door is conveniently located. The garden, primarily laid to lawn, is complemented by mature trees, offering privacy and a serene outdoor retreat. This beautifully refined residence combines modern luxuries with period charm, making it a wonderful place to call home.

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

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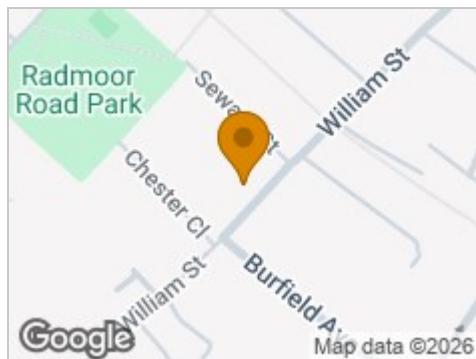
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## Road Map



## Hybrid Map



## Terrain Map



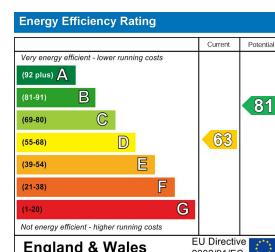
## Floor Plan



## Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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