

# Holders

A Modern Estate Agent



5 Burton Street  
, Loughborough, LE11 2DT

Offers in the region of £550,000



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This substantial circa 2800sq ft Victorian family residence spans three levels and is located just a short stroll from Loughborough town centre, conveniently close to Loughborough Endowed Schools. It preserves numerous authentic Victorian elements and includes a walled garden, as well as a driveway and garage.

The main living space is spread across three levels and showcases numerous original elements, such as traditional sash windows, original cornice mouldings, a Victorian tiled entrance hall, exposed wooden floors, and open fireplaces. On the ground floor, you'll find a spacious living room, a well-equipped family kitchen, a utility room, and a study. The first floor features a stunning landing that opens up to an additional reception room complete with a kitchenette, a master bedroom with an ensuite bathroom, another bedroom featuring its own ensuite and shower, the main bathroom, and access to the loft.

#### Entrance:

Access to the property is via a sheltered storm porch that leads to solid doors adorned with brass fittings. These doors open into a welcoming reception porch featuring an original front door embellished with intricate stained glass panels and side windows. The reception hallway showcases original Victorian tiled floors, elegantly moulded plasterwork on the ceiling, a stunning wooden staircase complete with balustrades and handrail, as well as original skirting boards. Doors from this space provide entry to the following rooms:

#### Front Dining Room room:

The front reception room boasts its original wooden flooring, an impressive open fireplace adorned with its original backdrop, and a beautifully crafted mantelpiece and surround. The ceiling features original decorative plaster cornicing, complemented by a picture rail and a ceiling rose with a light pendant. A box bay window offers a view of the front elevation, showcasing original sash windows. Additionally, there is a double-panel radiator and a door leading into the kitchen.

#### Breakfast Kitchen:

The heart of the home is the breakfast kitchen of solid base and wall mounted units with granite work surfaces, featuring an inset stainless steel sink with a swan neck mixer tap. A gas fire Rayburn range stove provides for cooking and also fuels the central heating and hot water system within the home. A feature large box bay to the side elevation with original sash windows provide a lovely seating area, there is ample room for a dining table and chairs, a pair of French pine doors open onto the rear garden.

#### Study/reception room:

This room is highly adaptable; originally used as the servants parlour and is presently utilised as a study and reading area. However, it can serve various purposes, including functioning as a family room or additional living space. It features a practical built-in storage cupboard, decorative coving along the ceiling, and a prominent cast iron log-burning stove set within a chimney breast, complemented by a brick hearth and surround. Additionally, a sash window provides a view of the side garden. Prior to current alterations, an external door was in place providing access to the garaging area, this could be opened back up if required to allow access for conversion or extension into the garage area.

#### Utility Room:

Within the utility room, there is a single stainless steel sink with tiled splashbacks, complemented by a selection of wall-mounted storage units. The space is equipped with plumbing and room for a washing machine and under-counter fridge. Furthermore, it boasts built-in shelving, an original open fireplace adorned with a tiled

backdrop and mantelpiece, intricate cornice plasterwork on the ceiling, and a sash window to the side.

#### Cellar:

Access to the cellar is provided by stairs that lead down from the hallway, which includes electrical power and lighting, along with the original coal trap door.

#### First Floor Landing:

The landing on the first floor is reached by an impressive staircase featuring an ornate balustrade and a handrail, complemented by exposed wooden steps. The area is adorned with decorative plasterwork and includes a stained glass window. Additionally, a return staircase provides access to the second floor, while doors open to all rooms located on the first floor.

#### First Floor Living Room/ Bedroom 5:

The living room on the first floor provides impressive views of Loughborough High School at the front. It features original exposed timber flooring, a prominent open fireplace complete with a mantle and surround, and intricately designed moulded cornice plasterwork. Additionally, there is a box bay at the front with sash windows. While currently utilized as a living room, this space could readily be transformed back into a bedroom.

#### Kitchenette:

This first-floor kitchen space is designed for convenience, allowing easy access from the living room. It includes multiple storage units, a one-and-a-half bowl sink with a mixer tap, a front-facing sash window, and a stained glass leaded window that connects to the landing. Should the first-floor reception room be restored as a bedroom, this kitchen could be adapted into an ensuite bathroom.

#### Main Bedroom:

The master bedroom is an enchanting space featuring stripped wooden floors, original plasterwork molding on the ceiling, and traditional sash windows that provide views of the side and rear elevations, along with a door leading to the ensuite bathroom.

#### En suite:

The ensuite shower room features a step down from the bedroom and is adorned with vinyl tiled flooring. It includes a quadrant shower cubicle equipped with a mains shower, a low-level water closet, and a wash hand basin integrated into a vanity suite, complemented by a tiled surround. Additionally, there is a sash window on the side and a panelled ceiling fitted with inset spotlights.

#### Bedroom Two:

The second bedroom presents a charming atmosphere, characterised by coving at the ceiling, sash windows on the side elevation, and an electric storage heater for warmth. It also includes an ensuite toilet, which contains a low-level WC and a wash hand basin, all adorned with refined wooden paneling. Adjacent to this room is the shower room, allowing convenient access.

#### Shower Room:

Off the landing, one can find a shower room adjacent to bedroom two that includes a shower enclosure with an overhead shower, an extractor fan, and inset spotlights.

#### Main Bathroom:

The principal bathroom is designed with a freestanding roll-top bath featuring claw feet and a shower attachment. It also contains a low-level WC, a pedestal wash hand

basin, and a built-in airing cupboard. A sash window is located on the side, and the flooring is finished with luxury vinyl.

#### Second Floor Landing

#### Bedroom Three:

The third bedroom overlooks Burton Street and the Burton Walks. It is a large double bedroom that includes a sash window at the front elevation. The room features an original cast iron fireplace, a single sink with louvered door storage and a vanity beneath, tiled splashbacks, and an electric storage heater.

#### Bedroom Four:

The fourth double bedroom is equipped with a sash window that looks out onto the side elevation and a original cast iron fireplace. It boasts a wash hand basin fitted into a vanity unit with louvered storage, along with three built-in wardrobes.

#### Bedroom Five:

This single bedroom, designated as bedroom five, includes two skylight windows positioned on the side and offers storage with louvered doors.

#### Outside:

A wrought iron gate at the front provides access to a pathway that leads to the main entrance. The garden is designed for easy upkeep, featuring a combination of walls and gravel, along with a gate that leads to the rear. The rear garden is fully enclosed and has been paved for simplicity, showcasing the original Victorian walls and some established shrubs, making it an inviting space for outdoor entertainment, with a gate that opens to the driveway. Outside the walled area, a driveway offers off-road parking for three vehicles and grants access to a garage, two brick storage facilities, and an extra covered storage area.

#### Garage:

The garage is fitted with power and lighting, featuring an up-and-over door at the front, a workbench, and a side personnel door, while also allowing for effective storage in the eaves. The outbuildings offer additional storage space, complemented by a lean-to that provides further storage opportunities.

#### 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.

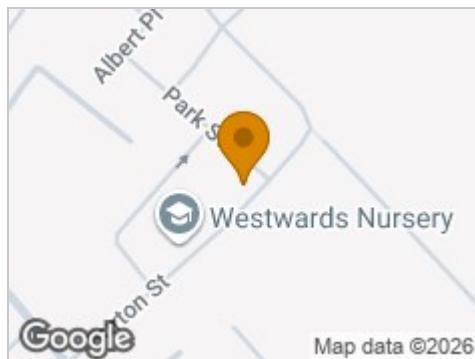
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

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.



## Road Map



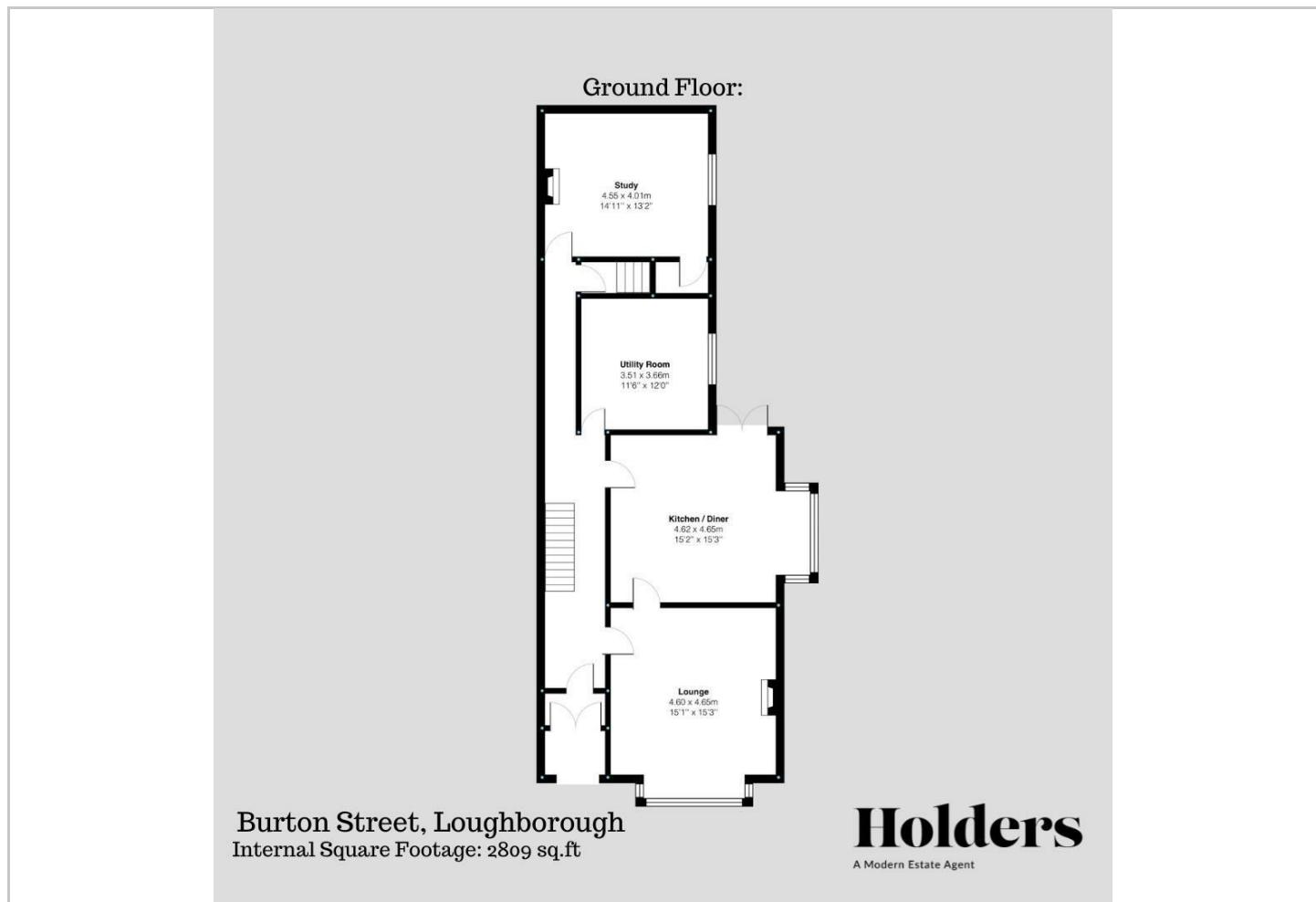
## Hybrid Map



## Terrain Map



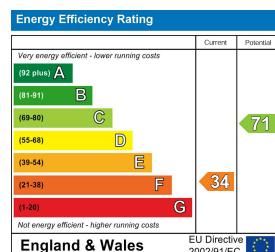
## Floor Plan



## 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



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.