



Byron Street | | Loughborough | LE11 5JW

Asking price £269,950



**RICHARD  
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ESTATE AGENTS & VALUERS



Byron Street |  
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An outstanding opportunity to purchase this substantial three bedroom detached house. occupying a large south facing garden plot with outstanding potential to alter/modernise and enlarge, subject to planning permission, with gas central heating and an extension to the rear. Having undergone recent roof improvement work, the property provides a blank canvas for those wishing to create the perfect family home, the house is situated within walking distance to numerous schools, shops and amenities nearby. No Upward Chain.

Substantial Detached House	In Need Of Modernisation
Outstanding Further Potential	Extended to the Rear
Large Garden Plot	Three Bedrooms
Two Reception Rooms	No Through Road
Walking Distance to Amenities	No Upward Chain

#### Entrance Hall

A spacious hallway with an original glazed front door into the arch covered storm porch.

#### W/c

Fitted with a low level w/c and wash hand basin.

#### Lounge

Featuring a large bay window to the front.

#### Dining Room

A spacious room with an open plan flow into the extension, which sits at the rear of the property linking the kitchen space.





*"Offering outstanding potential to improve"*



### Dining Kitchen

Forming a working area of the kitchen, with a flow into the extension at the rear, where there is a window and patio door into the garden.

### First Floor Landing

With window to the side and access to -

### Bedroom 1

A spacious bedroom with window to the rear overlooking the garden.

### Bedroom 2

With window to the front.

### Bedroom 3

With window to the front.

### Bathroom

With a three piece suite comprising low level flush w/c, wash hand basin and bath. There is a window to the rear and an airing cupboard.

### Outside

The property sits on Byron Street, an unadopted, No Through Road of individual properties situated closely to amenities. The property has a front garden and driveway leading to the sectional garage at the side of the property. The rear garden is a particular feature of this home, with immense space and flexibility, a patio, lawns and planted borders, with greenhouse at the top of the garden.

### The Area

The property sits in a position only 15 minutes walk to the town centre, the Loughborough Midland Mainline train station is a short distance away, providing a direct link to London St. Pancras in only 1hr 40mins. There are numerous shops, schools and conveniences nearby.

### Extra Information

To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>

\*\* Byron Street is an unadopted road. \*\*

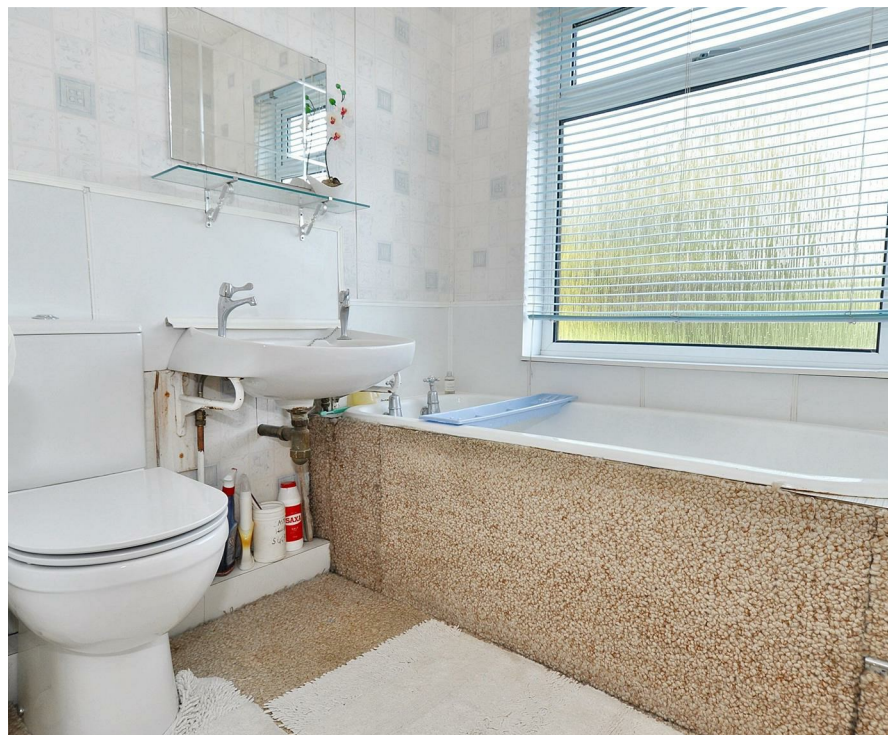






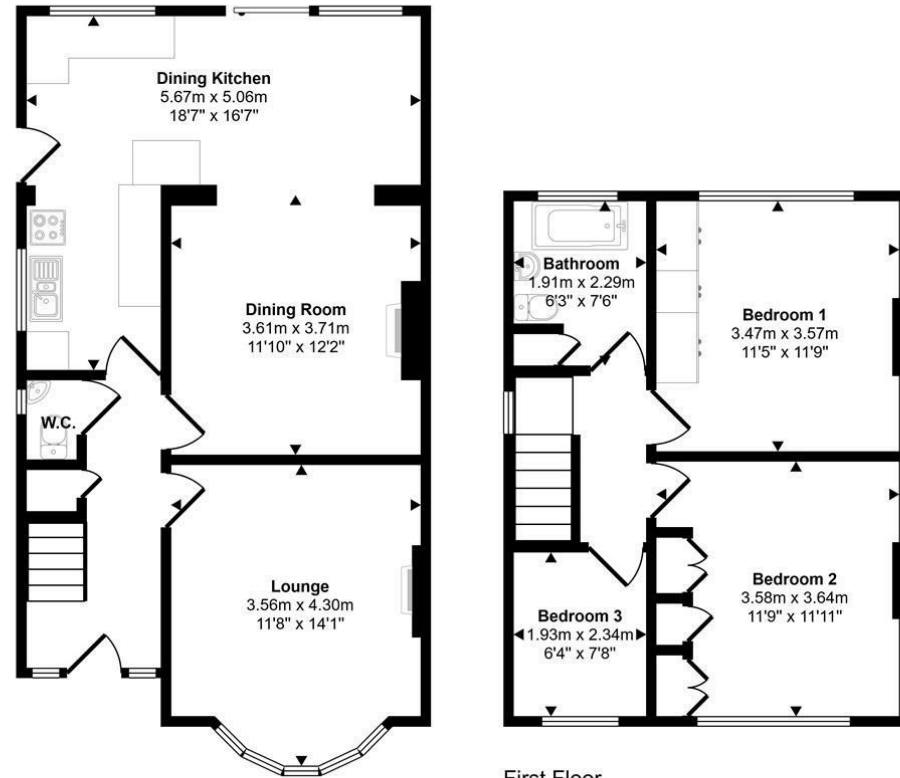


*"Situated  
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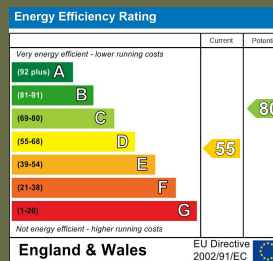
Approx Gross Internal Area  
97 sq m / 1048 sq ft



Ground Floor  
Approx 56 sq m / 606 sq ft

First Floor  
Approx 41 sq m / 442 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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