

Alexanders



Burton Street  
Loughborough





# Burton Street

## Loughborough

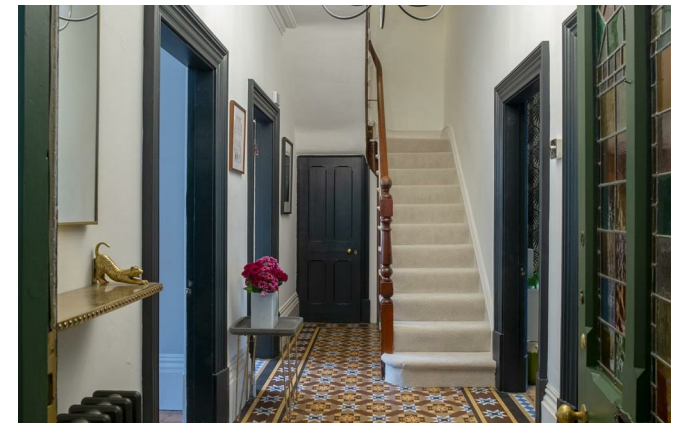
- A beautiful Victorian townhouse
- Six double bedrooms over two floors
- Envious open-plan kitchen and dining room
- Private lawned walled gardens
- Double garage and off-road parking
- Sympathetically refurbished interiors
- Three beautiful reception rooms
- Central location close to the university
- EPC Rating F

### General Description

Alexanders of Loughborough are privileged with instruction to market this beautifully refurbished and modernised semi-detached Victorian townhouse on the sought-after Burton Street in the Charnwood market town of Loughborough. The property has recently undergone an exhaustive top to bottom renovation in a sympathetic manner. There is a wealth of period features including original flooring, joinery and fireplaces. To the rear are lawned private gardens, as well as a double garage and driveway accessible from the adjacent Gray Street. This is a rare opportunity to acquire a truly special family home in an excellent and convenient location.

### Location

The property occupies a prominent position in a pretty and historic setting close to the endowed schools. The location is quiet and within short walking distance of the town centre and university. There is permit parking for residents only. Of particular note are the excellent schooling options in close proximity including both private and state options.





## Accommodation

The living accommodation is laid across four floors and presented in 'turn key' condition. The floor area extends to over 3,250 square feet. The front door with stained glass window leads into a beautiful hall with original flooring and staircase. There are four reception rooms including a bay fronted formal sitting room, snug/study, library with direct garden access to the rear and the enviable open-plan kitchen and dining room. There is also a useful downstairs w.c.

Upstairs on the first floor are three double bedrooms, a wash room, and a contemporary five-piece bathroom. On the second floor are three further double bedrooms and secondary four-piece family bathroom.

There is a cellar with three rooms currently used for storage with good ceiling heights. The current owners have planning permission granted for further extension of the kitchen area should the new buyer wish to do so.

## Outside

To the front and walled low maintenance gardens, and to the rear are private walled gardens with a seating terrace and neat lawn. The double garage is located at the bottom of the garden (accessed via Gray Street). The garage has a personnel door from the garden and an electrically operable roller door for vehicular access from the driveway that gives off-road parking for two further vehicles.

## Distances

Train Station 1 mile (London St Pancras from 1h 14m), Leicester 11 miles, Nottingham 17 miles and Loughborough University 1 mile (distances and timings are approximate).

## Viewing

Viewing strictly by appointment only via sole selling agent, Alexanders of Loughborough (01509) 861222.

## Tenure

Freehold.

## Local Authority

Charnwood Borough Council, Southfields, Loughborough, Leicestershire, LE11 2TU (Tel: 01509 263151). Council Tax Band G.

## Measurements

Every care has been taken to reflect the true dimensions of this property, but they should be treated as approximate and for general guidance purposes only.







Viewing by appointment only

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### Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.  
Measurements - Every care has been taken to reflect the true dimensions of this property but they should be treated as approximate and for general guidance only.  
General Note - 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 these Particulars of Sale as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this agent's employment has the authority to make or give any representation or warranty in respect of the property.

