

Forest Road

Loughborough, Leicestershire, LE11 3NW

John 
German





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£449,950

Elegant four bedroom Victorian home with contemporary additions and generous garden with a Woodland setting, centrally located opposite Loughborough's popular Queen's Park and convenient for the town centre.



This noteworthy Victorian home is defined by its symmetrical rooms, high ceilings and character, marrying period charm with a modern industrial New York loft-feel, this property spans three tasteful storeys, each as delightful as the last.

Accommodation comprises four genuine double bedrooms, with a feature master spanning the top floor, boasting an en suite and dressing area.

Leading off the hallway, there is a bay windowed double aspect reception room with feature fireplace and beautifully exposed floorboards.

Offering contemporary, open plan living space, the kitchen has a fabulous New York loft-style industrial theme, incorporating exposed brickwork, ducting, and a large central island with a wide stainless-steel top and sink, coupled with a reclaimed timber breakfast bar and a repurposed wooden cable drum makes for an excellent talking point, as well as a superb circular breakfast table. Here, almost full-width bi-fold doors fold back to seamlessly combine the kitchen with the rear deck and garden beyond. Perfect for entertaining!

The adjacent dining/sitting area has ornate cornice to the ceiling, full sash window, and feature fireplace with inset log burner to keep you warm on those cold autumn days.

Nipping back to the hallway and before climbing the wide wooden stairs, stop to appreciate the superbly appointed guest cloakroom/wetroom with its Metro-style wall tiling and floors, shower area having dual shower heads, plus a period feature style wash basin and high flush WC.

Arranged around the first-floor landing are three excellent double bedrooms, coupled with a luxurious family bathroom, having a free standing rolltop bath with rainfall shower over, wash hand basin and high flush period-style WC.

Leaving the best for last, the principal bedroom suite stretches across the whole top floor, comprising an excellent en suite with dressing/sitting area adjoining the master attic bedroom with exposed brickwork, feature beams and schoolhouse radiator. Twin skylights flood the room with natural light and give views over Queens Park and the Carillon.

Outside, the rear garden offers a wonderful woodland retreat with numerous patio areas and winding pathways hidden throughout, extending to over 80' in length. There is also a wood store, and the former original garage now serves as an excellent garden bar/storage area. Alongside the drive to the rear of the property is an additional garage offering a development opportunity (subject to planning permissions) and parking for numerous cars.

The property is perfectly positioned to take full advantage of Loughborough's many amenities and shops, including a bite to eat or a Friday cocktail with the popular Browns Bar being opposite, together with the wonderful, open green space of Queens Park having the landmark Carillon Tower being only a stone's throw away.

The property benefits from a recent addition of an environmentally sound air source heat pump (approximately 18 months old).

Tenure: Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

Useful Websites: www.gov.uk/government/organisations/environment-agency

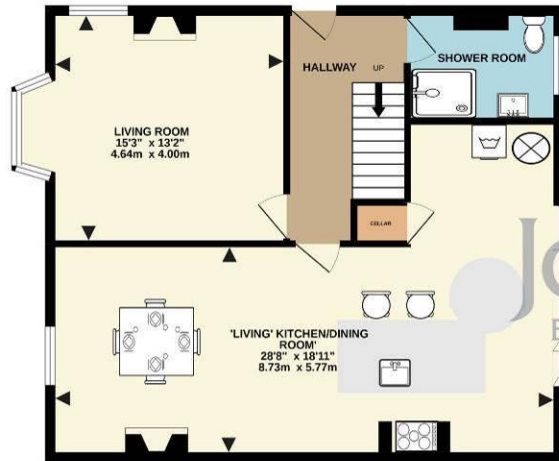
www.chamwood.gov.uk/pages/planning_applications

Our Ref: JGA/01062022 **Local Authority/Tax Band:** Chamwood Borough Council / Tax Band D

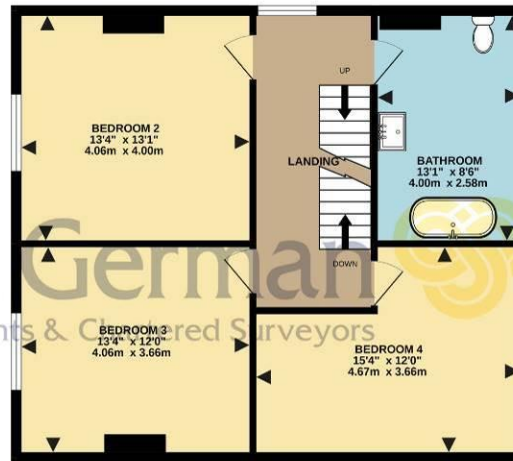




GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



John German

8 Forest Road, Loughborough, Leicestershire, LE11 3NP

01509 239121

loughborough@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood
Burton upon Trent | Derby | East Leake | Lichfield
Loughborough | Stafford | Uttoxeter | The London Office

JohnGerman.co.uk Sales and Lettings Agent



