

Toothill Road
Loughborough, LE11 1PW

John German



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£280,000

A period Victorian villa residence perfectly blending traditional with modern contemporary creating a wonderful stylish and spacious home featuring a stunning open plan kitchen with bi-fold doors and a luxury bathroom with separate shower. There are two double bedrooms and a staircase from the landing leads to a large feature attic room.

This deceptively sized and much improved villa home is full of character and offers bags of living space. The property sits back from the road behind a shallow foregarden with pathway approach leading to a wonderful sheltering canopy porch entrance with tiled floor. A half glazed door with feature stained window above leads into a large reception through hallway where a staircase leads off and a door leads to the cellar. On your immediate left is the sitting room, a bay fronted room again with feature stained top lights, a lovely warming log burner is the focal point of the room, there is ornate cornice to the ceiling and exposed floorboards lie underfoot.

The next reception room is an ideal snug, home office or small separate dining room, it too has ornate cornice to the ceiling, a window to the rear, exposed floorboards underfoot and at its focal point a beautiful inset cast iron fireplace with tiled cheeks, raised tiled hearth and pine wood surround.

The current owners have done a wonderful job of upgrading and enhancing the open plan kitchen diner, it has been well appointed with an extensive range of high gloss contemporary base and wall mounted cabinets with timber countertops incorporating stainless steel sink with mixer tap and ceramic tiled splashbacks to the work surface areas. There is ample space for a dining table where bi-fold doors open and reveal a patio area and gardens beyond, perfect for summer entertaining.

Return to the hallway and climb to the first floor where you will find two lovely sized double bedrooms, bedroom one faces the front and has an exposed cast iron ornamental fireplace and two front facing original windows with stain glass top lights. Bedroom two again has a feature cast iron fireplace, a window to the rear and this room also benefits from a walk in wardrobe with shelving.

The highlight of the first floor is without doubt the beautiful enlarged family bathroom with exposed feature brick wall with inset window, half height metro style tiling to the walls, double floating vanity unit with timber counter top and stylish double wash bowls with pillar mixer taps above, a freestanding contemporary curved bath with pillar mixer shower tap, WC, a large walk-in shower cubicle with full height tiling and feature multi jet shower together with two contemporary towel radiators.

Return to the landing and climb the second set of stairs that culminate in the attic room which has a lovely high vaulted ceiling, inset glazed skylight, useful under eaves storage to two sides and a feature exposed chimney breast. Please note this room does not have official building regulation conversion for use as living space although the current owners use it as a bedroom.

Outside to the rear are pleasant gardens that are laid mainly to lawn that enjoy a great degree of privacy and have a circular patio area with slate chip surround.

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.charnwood.gov.uk

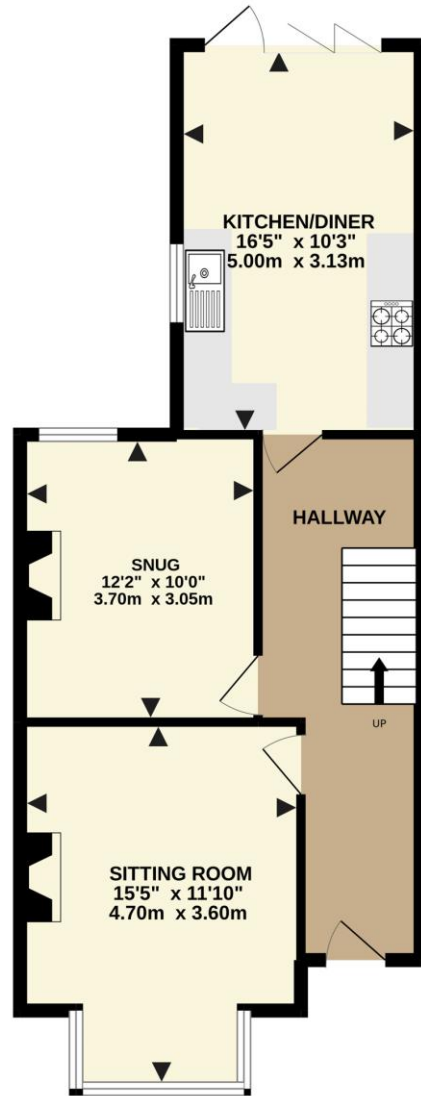
Our Ref: JGA/03112022

Local Authority/Tax Band: Charnwood Borough Council / Tax Band C





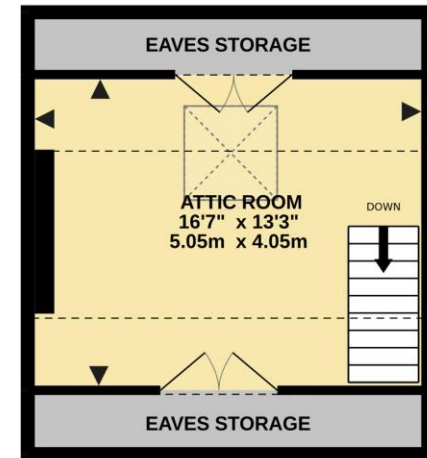
GROUND FLOOR



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		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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