

Alexanders



York Road
Loughborough



York Road

Loughborough

- No upward chain
- A stunning bay fronted period home
- Beautifully quirky characterful interior
- Three generous double bedrooms
- Lovely private and mature rear gardens
- Walking distance of the town centre
- Delightful breakfast room with box bay
- Zone 1 permit only parking
- EPC Rating D

General Description

Alexanders of Loughborough offer to the market with no upward chain this superb period home constructed in 1914 as one of four on the sought after York Road in Loughborough. The street affords 'Zone 1' permit only parking and there is ample space for all of the residents on the road. The property is beautifully presented having had a comprehensive refurbishment and modernisation around 5 years ago, and offers the right buyer a chance to buy a remarkable period home within walking distance of the town centre and all of its amenities.

The property is gas centrally heated and uPVC double glazed throughout, with living accommodation is laid across two floors extending to circa 1305 sq ft. Expect to find features such as high ceilings, original tiled flooring, plaster work, picture railing and a beautiful double height bay window, alongside a contemporary bathroom and kitchen, and a beautiful interior finish. In brief the living accommodation comprises: Entrance hall, superb front to back living and dining room with bay to front, fireplace and direct garden access to the rear, breakfast/snug room with box bay to the side, and a fitted kitchen. Upstairs are three generous double bedrooms all accessed from a spacious gallery landing. There is a w.c, and a contemporary bathroom.

The property is set behind a low level wall with gate and path to the front porch. To the rear are private gardens with a beautiful original diving wall. The gardens are laid mainly to lawn with a seating terrace, shed, and mature borders to either side.

Viewing strictly by appointment only via sole selling agent, Alexanders of Loughborough (01509) 642196. Virtual viewing available.



Accommodation

Entrance Porch

Entrance Hall

Living and Dining Room

27'8" into bay x 12'5" (8.43m into bay x 3.78m)

Breakfast Room/Snug

12' x 11'2" into bay (3.66m x 3.40m into bay)

Kitchen

13'9" x 9'2" (4.19m x 2.79m)

WC

First Floor

Bedroom One

15'9" x 15' into bay (4.80m x 4.57m into bay)

Bedroom Two

14' x 9'2" (4.27m x 2.79m)

Bedroom Three

12'5" x 9'6" (3.78m x 2.90m)

Bathroom

6'5" x 6' (1.96m x 1.83m)

WC

Tenure

Freehold.

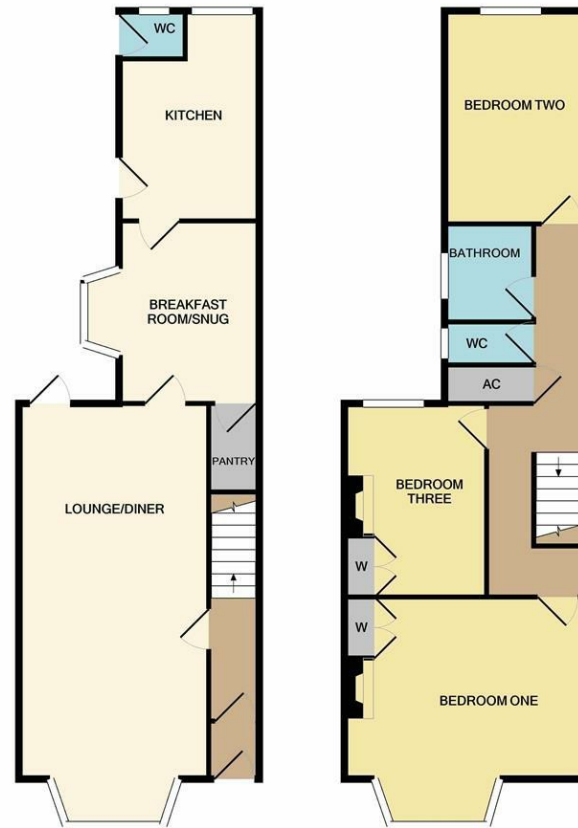
Local Authority

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

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.





GROUND FLOOR
APPROX. FLOOR
AREA 658 SQ.FT.
(61.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1305 SQ.FT. (121.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing by appointment only

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Important Information

Viewing - To arrange a viewing, please contact the Loughborough Sales Team on 01509 861222.

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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.