



Smiths  
your property experts

# Burton Street

## Loughborough

- Grade-II listed Victorian townhouse
- Sympathetically updated to retain a wealth of features
- Walled rear gardens with a west-facing aspect
- Four double bedrooms and a beautiful family bathroom
- Three reception rooms and a contemporary kitchen
- Permit parking available for residents only
- Pretty setting close to the endowed schools and town centre

## General Description

Smiths Property Experts are privileged with instruction to market this beautifully refurbished Grade-II listed Victorian townhouse. The property is situated on the sought-after Burton Street in Loughborough and has recently undergone a comprehensive schedule of works to sympathetically update the living accommodation throughout. The property retains a wealth of period features including original flooring, joinery, and fireplaces.

## 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 note are the excellent schooling options in proximity including both private and state schools.







## The Property

This living space is laid across two floors and has maintained its original character throughout. In brief, the accommodation includes an entrance hall, a box bay fronted sitting room, a dining room with direct garden access, a breakfast room, and a fully refitted breakfast kitchen. There is also a shower room and w.c on the ground floor. Upstairs, there are four double bedrooms, a sympathetically renovated family bathroom, and two large storage cupboards. The main bedroom has access to a Juliet balcony. Additionally, there is also a cellar currently used for storage, which is equipped with lighting and power. The floor area extends to over 1,712 square feet.

## The Outside

To the front of the house are low-maintenance gardens, and to the rear are private walled gardens which enjoy a west-facing aspect. There is a large seating terrace and an outbuilding.



## Agents Note

The property has listed building consent for the removal of existing outbuilding, repair works to garden walls and erection of single storey rear extension. Charnwood Borough Council. Application number: P/22/0316/2.





## Property Information

EPC Rating: D

Tenure: Freehold. Council Tax Band: E

Local Authority: Charnwood Borough Council.

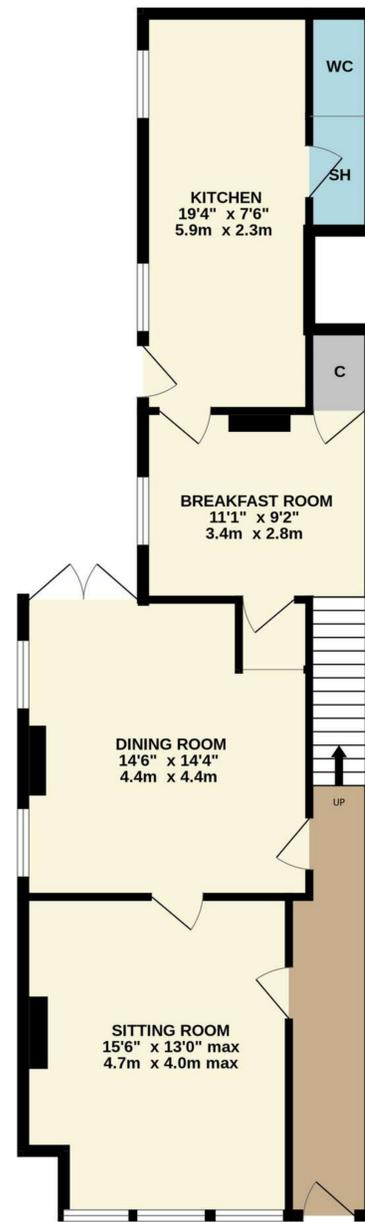
## Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Buyers should check that relevant permissions have been obtained where property alterations have been undertaken. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and provided only for reference.

## Smiths Property Experts

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TOTAL FLOOR AREA : 1712 sq.ft. (159.0 sq.m.) approx.

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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