



**Stanley Street**  
Loughborough, LE11 2EL

**Asking Price Of £340,000**

## Property Features

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- FOUR BEDROOMS (INC. LOFT ROOM)
- FAMILY BATHROOM UPSTAIRS
- LOUNGE
- SITTING ROOM
- KITCHEN
- GARDEN ROOM
- CONSERVATORY
- CELLAR
- PRIVATE ENCLOSED REAR GARDEN

## Full Description

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This is a BEAUTIFUL FAMILY HOME complete with MINTON FLOOR IN THE PORCH as well as period features such as ORIGINAL FIREPLACES and CORNICING. Downstairs, the hallway leads off to a SPACIOUS LOUNGE, with a separate door into the SIZEABLE SITTING ROOM complete with LOG BURNER, which further leads into the CONTEMPORARY KITCHEN with a BELFAST SINK. From here you enter the LIGHT AND AIRY GARDEN ROOM with SKYLIGHTS and at the back is a CONSERVATORY taking you out onto the BEAUTIFUL EXTENSIVE PRIVATE ENCLOSED REAR GARDEN. There's also a CELLAR below. On the first floor are THREE BEDROOMS, a FAMILY BATHROOM and SEPARATE W.C. Up to the second floor is a GREAT LOFT ROOM (BEDROOM FOUR). If you're looking for a SUBSTANTIAL HOME WITHIN WALKING DISTANCE TO THE TOWN CENTRE, then this could be the one for you. Book your viewing today!

### ENTRANCE HALL

Wooden front door opens into vestibule with original Minton tile flooring leading to second wooden door with glass panelling overhead into carpeted entrance hall. Strip wooden doors leading to lounge and sitting room and strip wooden skirting.

### LOUNGE

12' 11" x 12' 11" (3.94m x 3.94m)

Generously proportioned with bay window to front elevation and feature fireplace with wooden mantelpiece surround. Picture rail, decorative cornicing, radiator and carpeted flooring.



## SITTING ROOM

13' 7" x 12' 11" (4.14m x 3.94m)

Beautiful space for entertaining comprising: Strip wooden flooring, wood burner with wooden mantelpiece and slate hearth. Large feature strip wooden original cupboards, decorative corning, window to rear elevation and radiator.



## KITCHEN

14' 6" x 9' 0" (4.42m x 2.74m)

Fitted with a range of stylish wooden wall, base and drawer units with wooden work surfaces, belfast sink and limestone flooring. Rangemaster double oven and gas hob, space for fridge freezer, washing machine and dish washer. Strip wooden door to cellar, PVCu door to side patio and french doors to garden room. Large window to side access of house and radiator.

## GARDEN ROOM

13' 10" x 9' 0" (4.22m x 2.74m)

Leading from kitchen to allow extra seating or dining area. Strip wooden flooring and skirting, PVCu windows and velux windows for light airy feel and radiator.



## CONSERVATORY

10' 0" x 7' 1" (3.05m x 2.16m)

Dwarf brick walls adjoining glazed glass with views to the back garden. Tiled flooring, doors to rear aspect and steps leading to rear garden.



## CELLAR

17' 0" x 4' 11" (5.18m x 1.5m)

Large practical storage area with raised plinth, shelving and original floor.

## LANDING

Carpeted stairs and landing with strip wooden bannister and skirting. Strip wooden doors to bedrooms, bathroom and wooden staircase leading to second floor loft room. Large practical cupboard in stairwell.

## BEDROOM ONE

14' 2" x 13' 0" (4.32m x 3.96m)

Beautifully appointed master bedroom with cast iron fireplace and feature wall. Carpeted flooring, radiator, window to rear aspect and ample space for wardrobes.



## BEDROOM TWO

12' 11" x 11' 5" (3.94m x 3.48m)

Large double room with cast iron fireplace, carpeted flooring, radiator, space for wardrobes and window to front aspect.

## BEDROOM THREE

10' 1" x 8' 4" (3.07m x 2.54m)

Window to front aspect, carpeted flooring and radiator.

## BATHROOM

9' 9" x 9' 0" (2.97m x 2.74m)

Classic bathroom styling benefitting from beautiful roll-top bath with clawed feet with shower up and over. Pedestal sink, strip wooden flooring and skirting, radiator and window to rear aspect.

## WC

Close coupled W.C., pedestal wash hand basin. Strip wooden flooring and window to side elevation.

## LOFT ROOM

20' 2" x 11' 9" (6.15m x 3.58m)

Large, light filled loft room with huge potential to be appointed as a games room or fourth bedroom. Strip wooden flooring, velux windows and radiator.

## OUTSIDE

The walled front garden with pathway to the front door is framed by established flower beds and practical side access to the rear of the house. The delightful rear gardens are approached by patio area off the kitchen affording storage for refuse bins and further seating/barbecue area or from the conservatory straight on to the lawn. The beautifully designed rear garden is mainly laid to lawn with path to decking at the rear of the garden and planted with an array of trees, raised beds and further planting. Enclosed with wooden fencing for both privacy and security the garden is a real gem to behold.

## GENERAL NOTES

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Any fixtures, fittings or appliances mentioned in these details have not been tested and can not be assumed to be in full efficient working order.

