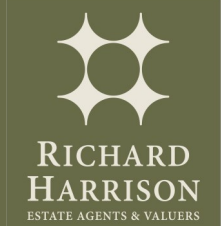




Kingswood Avenue | Loughborough | LE11 4FT
Asking price £575,000



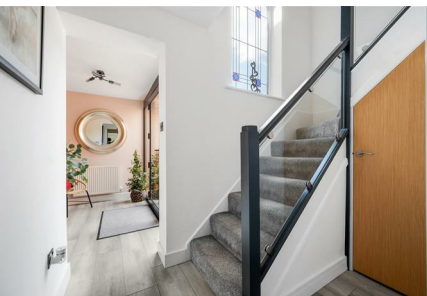
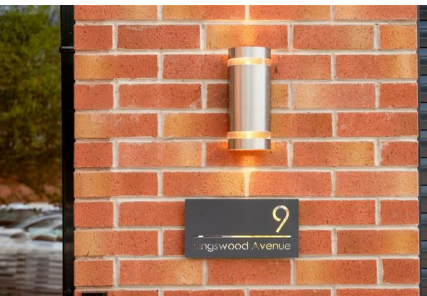
Kingswood Avenue |
Loughborough | LE11 4FT
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A luxuriously well appointed, high specification detached family home. Situated in an enviable position within this much sought after and tucked away address adjacent to Stonebow Washlands Nature Reserve, making this a stunning well established location ideal for those looking for peace and quiet in an executive setting. The house has been substantially extended and lavishly upgraded to provide a practical yet welcoming feel, with five bedrooms including the stunning principal bedroom suite having Juliet balcony and luxury en-suite. There is a luxury family bathroom, lounge and open plan living/dining kitchen with bi-folding doors, a utility, w/c and garage. An internal inspection is strongly recommended to truly appreciate this very special property.

- Luxury Detached Family Home
- Adjacent to Nature Reserve
- Substantially Extended and Upgraded
- En-Suite and Luxury Bathroom
- Separate Lounge
- Envious Cul-de-Sac Position
- Beautifully Well Appointed
- Five Bedrooms
- Open Plan Living/Dining
- Garage and Driveway



*'Luxuriously
Well
Appointed'*



Entrance Hall

An impressive and functional entrance via a modern glazed front door with matching side window, laminate flooring runs through the hallway, whilst the contemporary glazed panel staircase rises to the first floor galleried landing overlooking the picture window to the front.

Lounge

With Oak framed glazed double doors, panelling style walls, a feature gas living flame fireplace and window to the front, this lovely room has ample space for living room furniture.

Living/Dining Kitchen

A truly magnificent feature of this stunning family home, offering a vast range of units, with contrasting granite slim profile worktop, integrated 5 ring gas hob, extractor and electric double oven. There is space for a wine cooler and freestanding Fridge/Freezer. There is a window to the rear and a large breakfast bar, with access through to the family living/dining space.

Living/Dining Area

A stunning area for everyday family living and entertaining, with skylight windows, spotlights, laminate flooring, window to the side and a large set of bi-folding doors to the rear garden.

Utility

With units, wall mounted gas central heating boiler and a window to the side, timber style worktop and inset stainless steel sink unit and drainer.

W/c

Fitted with a two piece suite comprising low level flush w/c and vanity wash hand basin.

First Floor Landing

Featuring a full length window overlooking the front of the property towards the neighbouring Stonebow Washlands nature reserve, famed for its Red Legged Partridge colony,

Bedroom1

A beautiful, dream bedroom, with full length glazed windows and French doors to a Juliet balcony, there are a further two feature windows to the side and access to an en-suite.



En-Suite

A luxury en-suite with low level flush w/c, vanity wash hand basin with corner shower cubicle, window to the side and tiled splashbacks.

Bedroom 2

A good sized room with ample space for bed and bedroom furniture, with window overlooking the rear.

Bathroom

Fitted with a three piece suite comprising low level flush w/c, wash hand basin and bath with shower over. There is a window to the side and tiled splashbacks.

Bedroom 3

A lovely room enjoying a view out of the window to the front.

Bedroom 4

A good sized bedroom with window to the rear.

Bedroom 5

Currently used as a dressing room, with space for a bed and with a window to the rear.

Outside

The property has an extensive block paved driveway, side access and a lovely rear garden which is mature and well planted, with a great deal of privacy, consisting of lawn, patio and planted borders.

Garage

A good sized double garage with electric roller shutter door to the front, power and lighting.

The Area

The nearby Stonebow Primary School is a short walk away, as is the Blackbrook nature reserve and brook. The Gorse Covert Shopping Precinct is a few hundred yards away and contains a vast array of shops and conveniences including Post Office, Chip Shop, Pharmacy and Dentist. Along with the community centre and Morrisons supermarket.

Extra Information

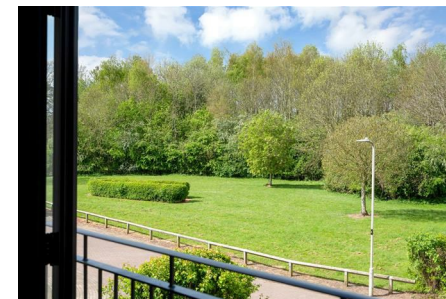
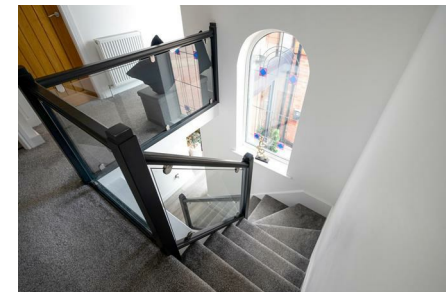
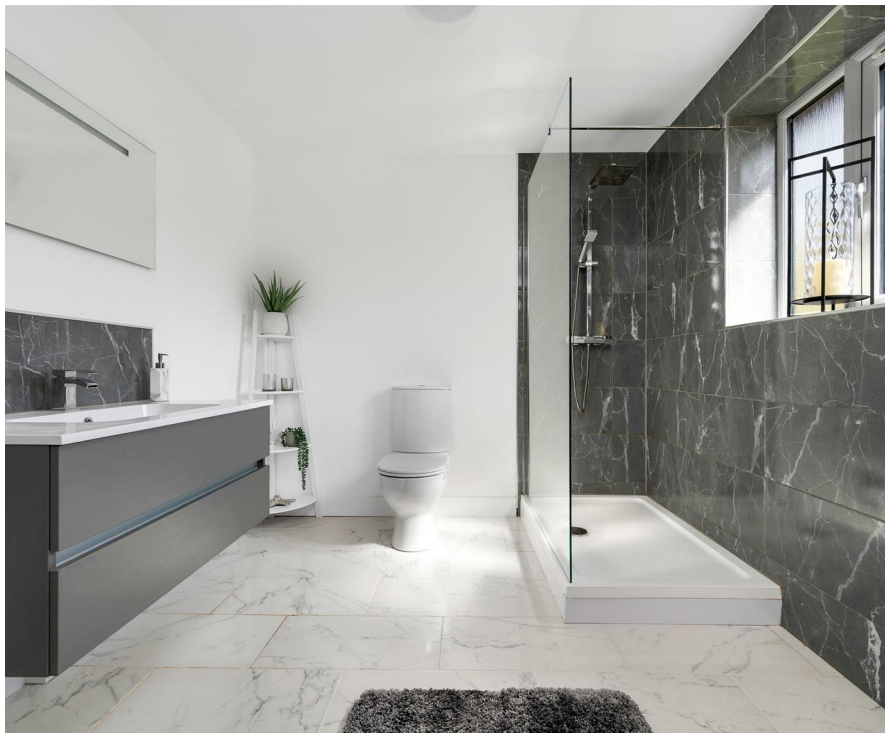
- Identification and Proof of Funding Required – All Vendors and Purchasers must provide proof of identity in line with The

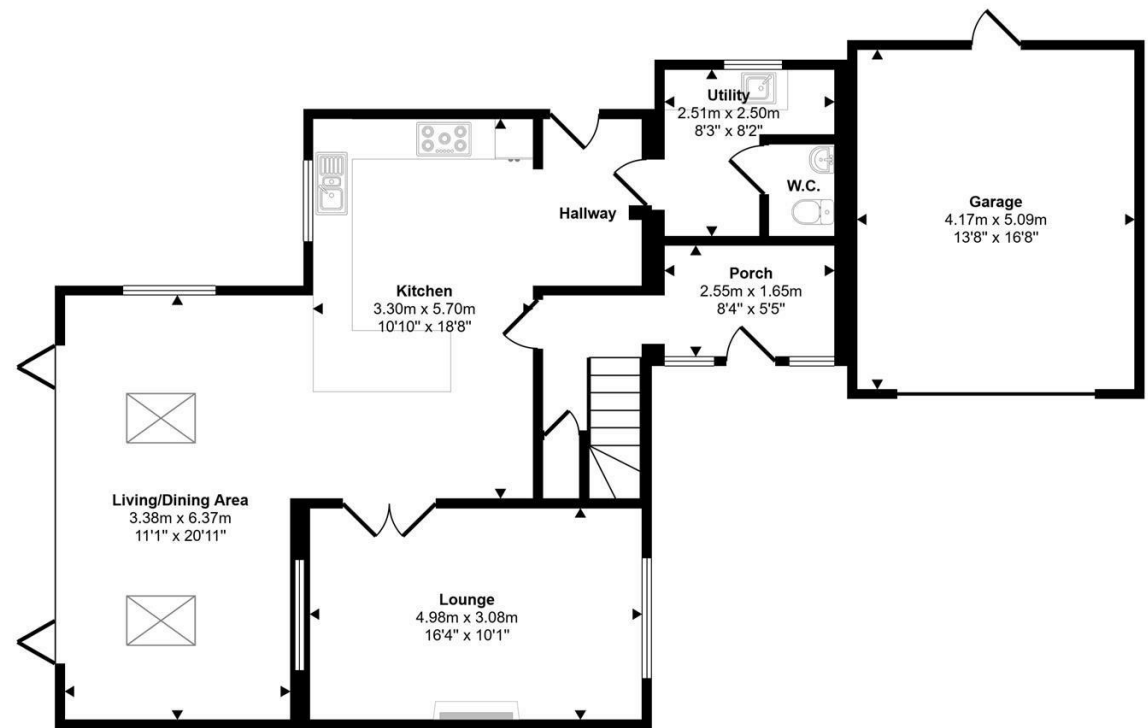
Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. We will provide an online link or ask for physical evidence. We must see evidence of funding, either before a viewing, or at the point of an offer being made or accepted.

- Accuracy of Details – All descriptions, measurements, and floor plans are for guidance only and should not be relied upon as statements of fact.
- Services & Appliances – These have not been tested; buyers should commission their own surveys or reports.
- Legal Verification – All information is provided in good faith, from online sources and our Vendors and must be confirmed by the buyer's solicitor before agreeing to purchase.
- DMCC Act 2024 – We are committed to providing all material information to assist buyers in making informed decisions.
- Offers & Contracts – These particulars do not form part of any contract or offer. Fixtures and Fittings are by separate negotiation. Please ask a member of the team if you want to check if an item is to be included in the sale.
- Flood Risk and Mobile Phone Signal - To check the Internet and Mobile coverage you can use the following link: https://checker.ofcom.org.uk/en_gb/broadband-coverage
- To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>
- Can you recommend a Solicitor? – Yes, We can recommend a number of local solicitors who we believe look after our clients, Speak to a member of our team and we can put you in touch with a solicitor for a 'no obligation' quote.
- Can you recommend a Mortgage Advisor – Yes, We work closely with Ben York, of Chamelo Mortgages, who looks after our clients! Ask a member of the team to arrange an appointment or call for you.
- Can you help me to sell my property? – Yes, Richard can provide an up to date valuation and market appraisal of your property, ask a member of the team and we will book an appointment for you.



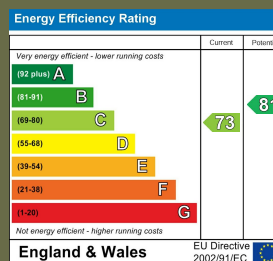
*'Superb
Tucked Away
Position'*





Ground Floor
Approx 103 sq m / 1106 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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