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6 Lace Avenue
Loughborough, LE11 2FE

Offers over £625,000



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This impeccably maintained executive home, built by the renowned David Wilson, boasts an impressive layout that spans three thoughtfully designed floors. Featuring six spacious double bedrooms, the property offers an abundance of space for both relaxation and entertainment. Each room is tastefully finished with high-quality fixtures and fittings, ensuring a modern and elegant aesthetic throughout.

The versatile accommodation allows for various configurations to suit your lifestyle needs – whether you require a home office, guest rooms, or leisure spaces for family activities, this house can effortlessly adapt.

This meticulously maintained executive home by David Wilson features six spacious double bedrooms spread across three floors, offering elegantly designed and versatile living spaces.

The property boasts exceptional attention to detail both inside and out, with a beautifully landscaped rear garden that maximizes the benefits of its generous corner plot - making this a wonderful family home. Conveniently located on the sought after Chimes development, it provides excellent transportation links to Leicester via the A6.

Upon entering, you're greeted by a large open entrance hallway. Double doors open into a substantial lounge featuring an inviting bay window, french patio doors to the rear garden and a focal fireplace. The expansive living kitchen diner, a

hallmark of David Wilson's design, includes a side elevation bay window as well as double-glazed bay/patio doors that lead out to the landscaped rear garden. The kitchen is equipped with high-quality appliances, including an induction hob with a double oven, a dishwasher, the space is further enhanced by recessed LED lighting throughout. A separate utility room provides additional storage and laundry capabilities with door to the rear garden.

The dining room is bathed in natural light thanks to its dual aspect, showcasing the home's immaculate presentation. The ground floor also features a practical storage room accessed via the w/c. .

On the first floor, the landing includes a double storage cupboard and a further storage cupboard housing the pressurized hot water system. The main bedroom is impressively spacious and beautifully presented, boasting a dressing area with three double wardrobes and one single wardrobe. Its dual aspect ensures a bright and airy ambiance, complemented by a luxurious four-piece en-suite. Bedroom four also includes a built-in wardrobe, while bedrooms five and six are similarly proportioned doubles. The first-floor family bathroom features a four-piece suite, including a low-level WC, wash hand basin, bath, and separate shower cubicle.

The second floor offers a versatile landing space which would make an ideal sitting area or study space complete with a front-facing Velux window and side window, as well as two storage cupboards.

Bedroom two is flooded with natural light from Velux windows at both the front and rear; this bedroom also benefits from its own en-suite. Bedroom three showcases unique architectural design elements from the pitch of the roof and can serve as a second lounge area for bedroom two, leaving its use open to interpretation.

Outside, the tarmac driveway accommodates off-road parking and leads to a double garage. The garage has been transformed to a games room with personnel door providing access to and from the rear garden. The rear landscape is designed for enjoyment, featuring a spacious patio, tiered lawns with planing areas, various seating spaces and is privately aspected making a great space to enjoy the summer months in!

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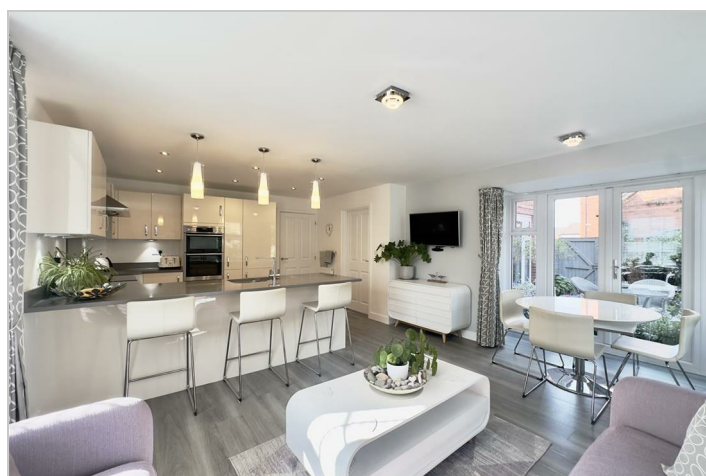
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Road Map



Hybrid Map



Terrain Map



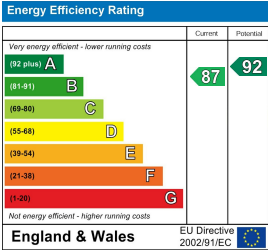
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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