



## Butt Hole Lane

Shepshed, LE12 9BN

£600,000

- EXTENSIVE DETACHED BUNGALOW
- COMPRISING TWO UNITS WITH SEPARATE ACCESS
- FIVE BEDROOMS
- THREE BATHROOMS
- LANDSCAPED GARDENS
- SWEEPING DRIVEWAY FOR SEVERAL CARS
- DOUBLE GARAGE
- HEATED INDOOR SWIMMING POOL



TAKE A LOOK AT THE FLOOR PLAN TO SEE WHAT THIS AMAZING HOME, WITH INDOOR SWIMMING POOL, HAS TO OFFER! Standing proudly on a quiet private road this EXTENSIVE BUNGALOW was originally extended to provide two individual homes, with separate access, conjoined by the swimming pool complex, lending itself beautifully to those seeking to accommodate elderly/disabled relatives/young family members wanting a degree of independence or, potentially, one unit could be let to generate a useful income. Equally, if you're seeking a SPACIOUS, FIVE DOUBLE BEDROOM, THREE BATHROOM FAMILY HOME with delightful landscaped gardens, SWEEPING DRIVEWAY and DOUBLE GARAGE in a quiet backwater within this popular commuter village, then this IMPRESSIVE BUNGALOW IS WELL WORTH VIEWING! The overall area of the property is 298m<sup>2</sup> (3208sq/ft). Close to the M1 Junction 23 for

commuters. Close to local schools.

#### **ENTRANCE**

Arched storm porch with PVCu double glazed entrance door with inset light opaque double glazed windows and adjacent matching window leading into the hall.

#### **ENTRANCE HALL**

PVCu front door into L-shaped entrance hall with storage cupboard, two radiators, access to loft and doors into lounge/diner, bedrooms one and two, kitchen one, bathroom one and utility room.

#### **LOUNGE/DINER**

22' 7" x 20' 8" (6.88m x 6.3m) PVCu double glazed windows to front and rear elevations, Adam style fireplace with living flame effect gas fire, two radiators and patio doors leading to extensive rear garden. Inset decorative display alcove with lights. Double glazed light bow window to the front elevation. Open access to

the dining room area.

#### **KITCHEN ONE**

13' 2" x 9' 4" (4.01m x 2.84m) Fitted with a range of wall, base and drawer units with laminate work surfaces including breakfast bar, one and a half bowl stainless steel sink drainer, electric cooker with double oven, grill and hob included, integrated eye-level double electric oven, integrated extractor fan, integrated dishwasher, integrated under-counter fridge, cupboard concealing Baxi combi boiler No:1, under-cupboard lighting, down lights, radiator, tiled flooring and PVCu double-glazed door and window to rear elevation into the conservatory.

#### **CONSERVATORY ONE**

14' 6" x 12' 5" (4.42m x 3.78m) Brick and PVCu construction with tiled flooring, suspended ceiling fan, radiator, wall mounted lights and double French doors leading out to the patio.

### **BEDROOM ONE**

12' 0" x 10' 0" (3.66m x 3.05m) PVCu double glazed window to the front elevation, radiator, double fitted wardrobe and a fitted dressing table, wall light, drawer units, display corner alcoved units, overhead storage cupboards with under unit lighting for reading, bedside fitted units with drawers, and door to en suite shower room.

### **EN SUITE SHOWER ROOM**

Fitted with a white three piece suite comprising close coupled W.C., pedestal wash hand basin and double shower cubicle, radiator and PVCu double glazed window to side elevation.

### **BEDROOM TWO**

10' 0" x 8' 9" (3.05m x 2.67m) PVCu double glazed window to the front elevation, fitted wardrobes and overhead storage cupboards, and radiator.

### **BATHROOM ONE**

Fitted with a three piece suite comprising close coupled W.C., pedestal wash hand basin and bath, heated towel rail and PVCu double glazed window to side elevation.

### **UTILITY ROOM ONE**

8' 5" x 7' 3" (2.57m x 2.21m) Fitted with wall cupboards and laminate worktop with under-counter space and plumbing for washing machine, space for tumble dryer and fridge/freezer and radiator. Patio doors through to swimming pool area.

### **PUMP ROOM**

7' 3" x 6' 9" (2.21m x 2.06m) Accessed from external door to the front elevation. Houses the pool pump, filter, pool heating system controls and gas/electric meter units.

### **POOL ROOM**

42' 2" x 21' 10" (12.85m x 6.65m) The pool is 30' x 14'. The pool has a swimming pool liner and a Roman End with steps down and a fitted handrail, reeled pool cover and a heating system so it can be used all year round. The pool room has vinyl flooring, pitched roof, Upvc double glazed windows, Upvc double glazed tilt and turn door to the side elevation accessing the garden.

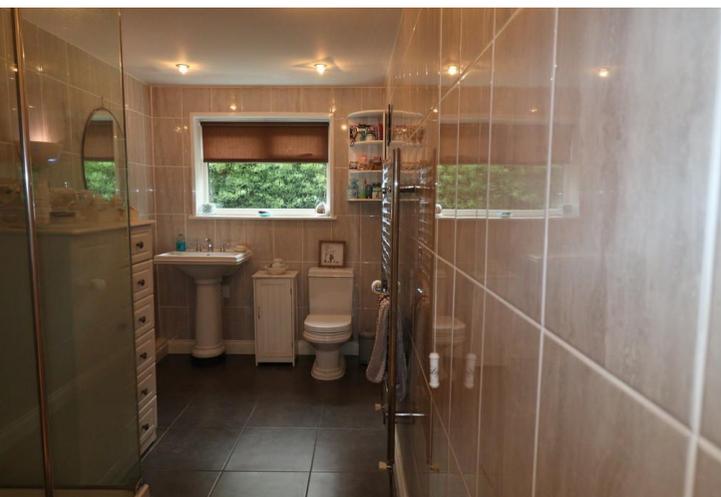
### **FURTHER HALLWAY**

Steps down from the swimming pool into a second hallway with tiled flooring, two radiators, down lights, loft access with Combi boiler No: 2 housed in the loft and doors giving access to three bedrooms/second lounge, kitchen/diner, utility room and shower room.

### **BEDROOM THREE**

15' 2" x 11' 4" (4.62m x 3.45m) Good-sized double bedroom with PVCu double glazed window to the front elevation.

### **KITCHEN TWO**







23' 5" x 13' 0" (7.14m x 3.96m) L-shaped kitchen diner fitted with a range of wall, base and drawer units including a breakfast bar on wheels. Inset sink and integrated appliances including a five ring gas hob, eye-level double electric oven, overhead extractor hood, dishwasher, under counter larder fridge. Tiled flooring, space for an American style fridge freezer or dining table and chairs, radiator and double doors into conservatory.

#### **CONSERVATORY TWO**

17' 4" x 7' 8" (5.28m x 2.34m) Brick and PVCu double glazed construction with tiled flooring, wall lights, tilt and turn double glazed window and double doors to the side elevation.

#### **UTILITY ROOM TWO**

13' 0" x 4' 0" (3.96m x 1.22m) Built-in cupboards and shelving, with plumbing for a washing machine and dryer, radiator and PVCu window to the side elevation.

Access to loft.

#### **BEDROOM FOUR**

13' 0" x 9' 0" (3.96m x 2.74m) PVCu double glazed window to side elevation and radiator.

#### **SHOWER ROOM TWO**

Fitted with a white three piece suite comprising close coupled W.C., pedestal wash hand basin and double shower cubicle, ladder style radiator, fully tiled walls, tiled flooring and PVCu double glazed window to side elevation.

#### **LOUNGE/BEDROOM FIVE**

16' 7" x 15' 8" (5.05m x 4.78m) PVCu double glazed window to rear elevation, Adam style fireplace with electric fire and radiator. Ceiling fan with a light. PVCu half glazed privacy glass external door to the small rear garden.

#### **OUTSIDE**

To the front of the property is a private, generous

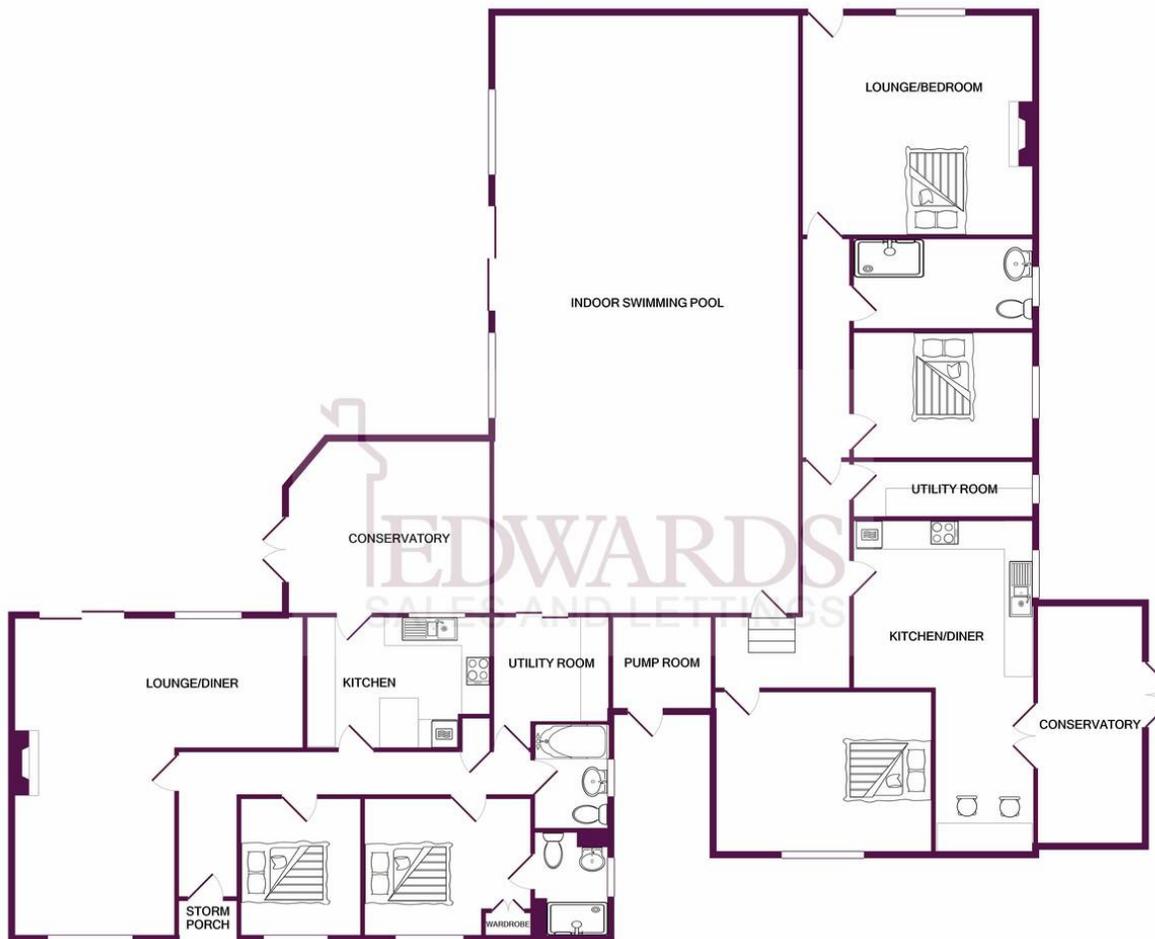
sweeping block paved driveway providing ample parking for up to 10 cars, and giving access to the double garage and well-maintained private gardens, including a shaped lawn with mature trees and rockery planting border, as well as gated access to both sides of the property.

The rear garden has a sizeable area laid to lawn with mature plants and shrubs, together with large patio with decking area with decking lighting, containing a well maintained pond stocked with a variety of Koi Carp with flowing cascade and rockery water feature, a centre island and pergola seating area.

A second garden to the rear of the extension has a smaller lawn and patio area with a border of mature plants and shrubs.

There are also two sheds as well as a greenhouse which will be left with the property.

There is outdoor security sensor wall lighting around



**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Charnwood Borough Council

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.  
Made with Metropix ©2021

🏠 38 Frederick Street  
Loughborough  
Leicestershire  
LE11 3BJ

@ [helloedwards.co.uk](https://helloedwards.co.uk)  
✉ [info@helloedwards.co.uk](mailto:info@helloedwards.co.uk)  
☎ 01509 268208

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

