



**Buttercup Lane**

Shepshed, Loughborough, LE12 9QA

**Offers Over £240,000**



# Property Features

- SPACIOUS LINK DETACHED HOUSE
- VIDEO TOUR AVAILABLE
- THREE DOUBLE BEDROOMS
- LARGE FAMILY BATHROOM
- MASTER EN SUITE
- GOOD SIZE REAR GARDEN
- OPEN PLAN LIVING/DINING/KITCHEN
- DRIVEWAY FOR TWO CARS

## Full Description

Situated on this popular development on the outskirts of the village, this SPACIOUS LINK DETACHED HOUSE HAS MUCH TO OFFER. Boasting THREE DOUBLE BEDROOMS, master ENSUITE, 21ft LOUNGE/DINER open plan to the fitted kitchen, DOWNSTAIRS WC and GENEROUS FAMILY BATHROOM, all benefiting from PVCu DOUBLE GLAZING and GAS CENTRAL HEATING. Outside, to the front is an attractive shrubbery with adjacent DRIVEWAY FOR TWO CARS and a good size, mainly laid to lawn garden, having decked terrace, completes the picture of this LOVELY HOME perfect for comfortable family living.

### ENTRANCE HALL

Front door into entrance hall with stairs off to first floor, radiator and doors leading to downstairs w.c and lounge/diner.

### DOWNSTAIRS W.C

Two piece suite comprising close coupled W.C., pedestal wash hand basin with storage below and radiator.

### LOUNGE/DINER

21' 1" x 11' 1" (6.43m x 3.38m)

PVCu double glazed windows to front elevation, PVCu double glazed French doors to the rear elevation and two radiators.

### KITCHEN

9' 8" x 9' 8" (2.95m x 2.95m)

Fitted with a range of wall, base and drawer units with laminate work surfaces, stainless steel sink drainer, integrated electric oven, built in gas hob with extractor over, space for fridge freezer, under-counter space and plumbing for washing machine, PVCu double glazed window to the rear elevation.



## LANDING

Access to loft and doors to all three bedrooms and family bathroom.

## BEDROOM ONE

11' 0" x 10' 10" (3.35m x 3.3m)

PVCu double glazed window to rear elevation, radiator, fitted wardrobes and door to ensuite.



## EN SUITE

Fitted with a three piece suite comprising close coupled W.C., wash hand basin and corner shower cubicle. PVCu double glazed window to the rear elevation and ladder style radiator.

## BEDROOM TWO

11' 1" x 9' 7" (3.38m x 2.92m)

PVCu double glazed window to the front elevation and radiator.



## BEDROOM THREE

15' 10" x 7' 10" (4.83m x 2.39m)

PVCu double glazed window to the front elevation, radiator and fitted wardrobes.

## BATHROOM

Fitted with a three piece suite comprising close coupled W.C., wash hand basin and bath with shower over, ladder style radiator and PVCu double glazed window to rear elevation.



## OUTSIDE

To the front of the property is low maintenance front garden with a paved pathway to the door. To the side is a tarmac driveway providing off road parking for two cars and pedestrian gate giving access to the rear garden. To the rear of the property mainly laid to lawn garden featuring paved patio area, decked seating area and shed all of which is enclosed by wooden fencing.

## Viewing Arrangements

Please contact Clare, Hannah or Ben to arrange your viewing.

## Fixtures, Fittings and Appliances

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.





## Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

## Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

## Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

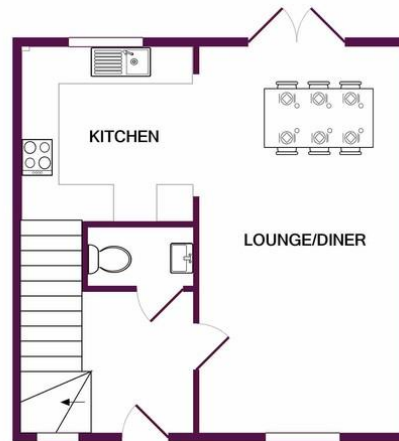
## General Note

These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this estate agency has the authority to make or give any warranty in respect to the property.

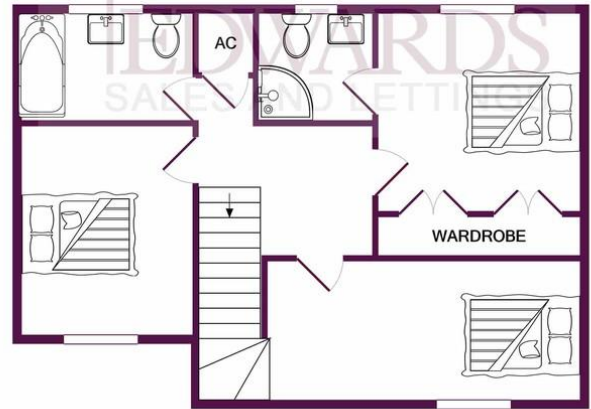
## Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



GROUND FLOOR



1ST FLOOR

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.  
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