

# Buttercup Avenue

Donisthorpe, Swadlincote, DE12 7RR

John German





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£450,000

**A truly stunning house from top to bottom!  
Stylish and spacious with an extended luxury  
living and dining kitchen with bi-fold doors and  
atrium roof, a lovely lounge, study, 4 bedrooms  
(wardrobes), refitted cloaks, bathroom and  
ensuite. Landscaped gardens, solar panels,  
double garage and a sought-after village location.**



This contemporary home is undergone an exhaustive programme of updating, improvement and extending therefore must be viewed to be appreciated as the current owners have lovingly created a superb family home centred around a stunning social family living dining kitchen that truly is the heart of the property. The house has a gas fired central heating system, recently fitted uPVC double glazed windows and updated kitchen, bathrooms, re-decoration, carpeting the benefit of solar panels and landscaped south facing gardens. The property sits well back from the road behind a mature hedge, shrubs and trees. A wide driveway provides plentiful parking and access to a double garage with electric door and external useful power point. The current owners have divided half of the garage to create a boarded room with downlighting, south facing window and door to outside – a perfect home office or gym space.

The property itself has a uPVC entrance door which swings back to reveal a spacious welcoming hallway with stairs leading off to the first floor part galleried landing. Set beneath is a contemporary refitted guest cloakroom with vanity wash hand basin and WC. Directly ahead is a glimpse of that wonderful kitchen but first take a left into a very useful study, perfect for those working from home. On your right is the bay fronted living room which has a fabulous feature wall with inset shelving, downlighters, recessed entertainment space for a television and sound bar plus a contemporary focal point living flame fire. Glazed double doors divide and connect with the centre piece of the property – the open plan living and dining kitchen. A truly social space, perfect for family life and entertaining, the kitchen itself is beautifully appointed with plentiful cabinets wrapping around three sides of the room with integral appliances, contrasting countertops and feature tiled splash backs. The countertop extends to form a breakfast bar area perfect for morning coffee whilst the dining area has plenty of room for a large family table. Double doors from the dining area lead back to the lounge and adjacent to the dining area is a garden/sitting room which has a feature glazed lantern roof, views to outside and bi-fold doors out to the patio area, perfect for summer barbeques. Last but not least is the useful utility room fitted with a range of matching base and wall mounted cabinets with various appliance spaces. Leading off is a useful storage area and uPVC double glazed door leads to the rear garden. Return to the hallway and climb the stairs to the first floor where you will find yourself standing on a part galleried landing with doors arranged around. Leading off are four excellent sized bedrooms (all with wardrobes). The principal bedroom suite has the benefit of an extensive range of fitted wardrobes alongside a refitted fully tiled en suite shower room. It enjoys a front aspect looking between the properties opposite towards the National Forest. The family bathroom is stylishly appointed with full height tiling, vanity unit with inset wash hand basin, WC, bath with shower over and glazed screen plus a tall ladder radiator.

Outside – The property has side gated access leading to a very useful wide storage area with space for a timber shed and plentiful storage. A second gate leads you directly to the rear garden that have been landscaped with a wide paved patio area. Steps lead up to a large artificial lawn, perfect for dogs and family life. Adjacent to this lawn is a second full width paved patio area. The gardens benefit from not being directly overlooked and enjoy a south facing aspect.

#### Agent notes:

The property has the benefit of Solar panels and free daytime electricity via the company Shade Greener, the Lease agreement of the roof space is for the airspace above the South facing roof, transferable to the new owners and we understand it runs from the (09.05.2012) LT444157- 25 year lease until 2037.

For more information contact your legal advisor or look at <https://www.ashadegreener.co.uk/> for more information.

#### Leasehold:

(21.10.1996) The land is held for the residue of a term of 500 years created by an Indenture of Settlement dated 23 August 1849. No further particulars of the said lease were produced on first registration.

We understand from the vendors that no ground rent charge is payable as the owner of the land is unknown. We would advise all interested parties to seek further legal advice. There are covenants appertaining to this property, a copy of the Land Registry Title is available to view upon request.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

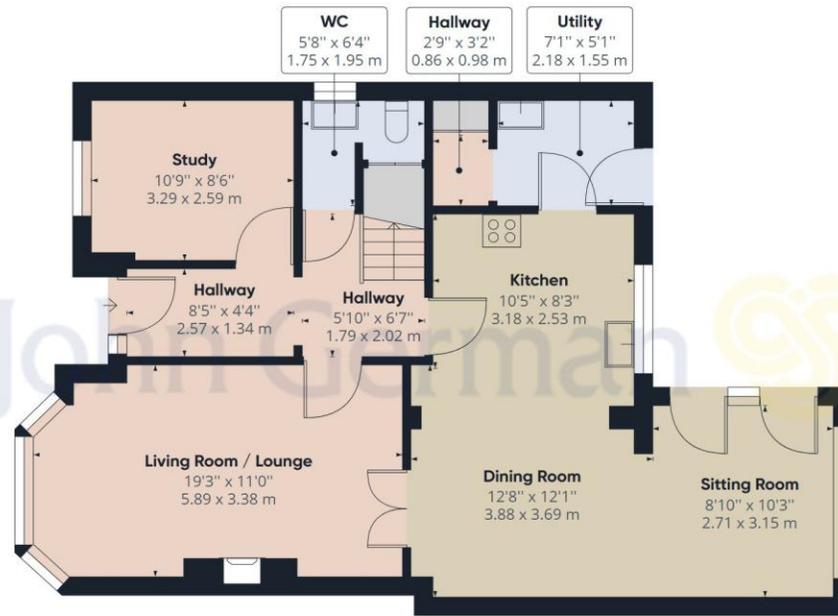
**Services:** Mains water, drainage, electricity and gas are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency) [www.nwleics.gov.uk](http://www.nwleics.gov.uk)

**Our Ref:** JGA/16012023 **Local Authority/Tax Band:** North West Leicestershire District Council / Tax Band E





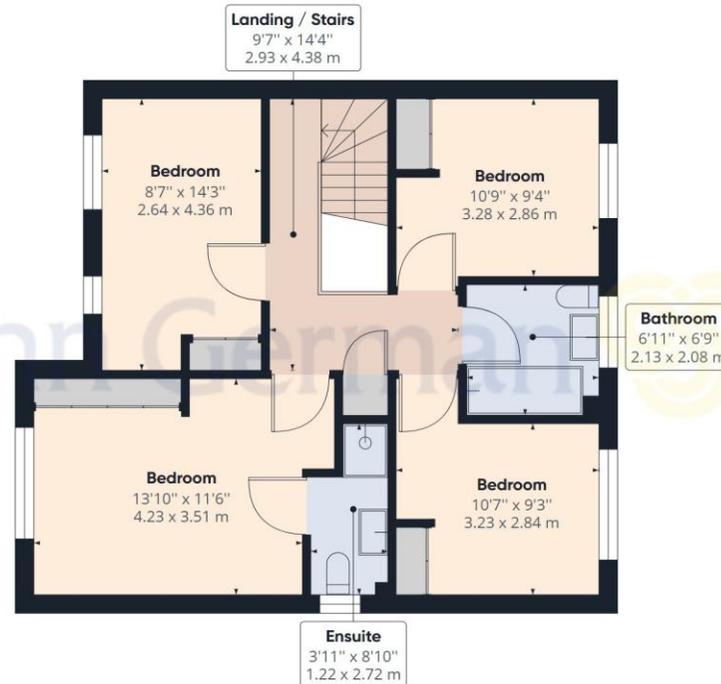


Ground Floor

Approximate total area<sup>(1)</sup>

1463.89 ft<sup>2</sup>

136.00 m<sup>2</sup>



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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### Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

### Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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