

Buttercup Lane

Shepshed, Loughborough, LE12 9GJ

John
German






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Guide Price £299,950



Beautifully presented and with an impressive open plan kitchen diner to the rear, this superb property also boasts an open aspect to the rear. Located on the Buttercup Fields development by renowned local developer, William Davis.

Positioned towards the outskirts of the Charnwood market town of Shepshed which provides convenient access to junction 23 of the M1, as well as a host of amenities including schools, shops, leisure facilities and cafes/eateries.

The front entrance door has an overhead storm porch opening in to the entrance hallway where stairs rise to the first floor. A door opens to the well proportioned lounge with a double glazed bay window to the front aspect, access to the useful understairs storage cupboard and a door leads to the impressive kitchen/diner. Undoubtedly the heart of this home, the stylish and open plan kitchen/diner has natural light flooding in from the rear thanks to the patio doors and adjacent floor to ceiling windows. There are a range of eye level and base storage units, with work surface over. Integrated appliances include an oven, gas hob, overhead extractor, fridge freezer and dishwasher plus appliance space for a washing machine. There are spotlights to the ceiling with the room currently hosting a sofa in addition to a dining table – highlighting the space that is on offer. There is also a guest cloakroom, having a low level WC and hand wash basin.

To the first floor are two bedrooms, and family bathroom. The larger of the two is currently utilised as a double having integrated storage and a double glazed window looking out over the open rear aspect. The second of the bedrooms is also well proportioned – currently hosting a single bed – and has a double glazed window to the front. These are serviced by the contemporary family bathroom, being part tiled and hosting a white suite with panelled bath, separate enclosed shower cubicle, low level WC, hand wash basin and heated towel rail.

Heading up to the second floor, the principal suite offers a large double bedroom. With a double glazed window to the front, there is also a walk in wardrobe/study – which would provide an excellent space for home working – as well as an adjacent en suite shower room, having an enclosed shower cubicle, WC, hand wash basin and heated towel rail. Both the study and the en suite also feature a skylight. The study has a door opening to eaves storage spanning the width of the house, with there also being a boarded loft space providing additional storage, accessed from the bedroom.

Externally, the rear garden has both a patio and lawn, with gated side access leading out to the driveway with the detached garage has an up and over door to the front.

Note: There is a current maintenance charge of £200 per annum.

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

Property construction: Brick **Parking:** Driveway **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Gas
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Charnwood Borough Council / Tax Band D

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/08022024

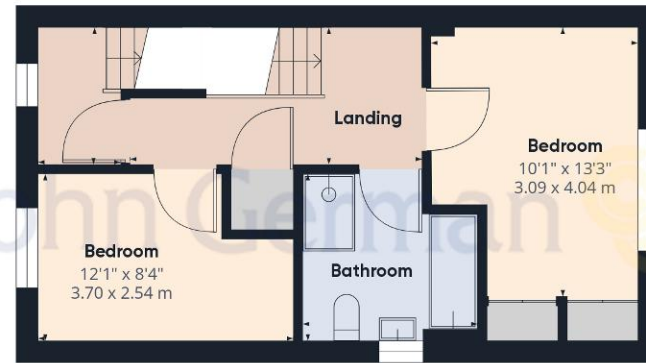
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Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1221.4 ft²
113.47 m²

Reduced headroom

22.02 ft²
2.05 m²

(1) Excluding balconies and terraces

 Reduced headroom
(below 1.5m/4.92ft)

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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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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