



## 6 Buttercup Lane, Shepshed

£365,000 Freehold

Four double bedrooms, two bathrooms and a whole lot of home! There's no need to build it up, this stunning property on Shepshed's highly desirable Buttercup Lane is a fantastic proposition to market!

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The property initially opens into an inviting hallway, which provides access to the generous ground floor accommodation. The kitchen/dining room is notably sizeable, with a spacious dining area as well as a U-shaped kitchen. Twin built-in ovens with a separate gas hob ensure that the new owner will be able to prepare meals without restriction, whilst the provision of an integrated dishwasher, fridge and freezer ensure that functionality has not been compromised. Additional spaces for a freestanding washing machine and tumble dryer are present within the utility room accessed via the kitchen, along with the gas boiler and additional worksurfaces.

Onwards from the kitchen lies the fabulous bay-fronted lounge, with delightful dual aspect windows flooding the room with light. This flexible space is ideal for hosting friends and family, or enjoying a quiet evening at home. Finally, the ground floor is completed by the handy downstairs W.C.

The upper floor of this stellar home consists of four large bedrooms, each capable of housing a double bed. The master and second bedrooms benefit from built-in storage, whilst the master bedroom is also served by a well-equipped en-suite shower room. A separate family bathroom services the remainder of the accommodation.

Externally, the property benefits from a charming area of planting to the front, as well as a handy driveway with room for two large vehicles. Meanwhile, the rear of the home benefits from an expanded patio, spacious lawn and a bank of raised flower beds. This home truly has it all!

Buttercup Lane is well positioned, away from main road traffic, yet with easy access to the M1 and beyond. Little Haw Lane Playing Fields are readily accessible, as is Oxley Primary School, making this home ideal for families.

Shepshed is a well-serviced village containing an excellent selection of shops, pubs, and local amenities. Shepshed is in close proximity to junction 23 of the M1, which provides fast access both North and South, including the surrounding cities of Leicester, Derby and Nottingham, as well as East Midlands Airport.

To view this special property in person, please contact Clare, Katie, Dominique or Ryan at the Edwards office to arrange your viewing.

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. It should not be assumed that items shown in our photographs are included in the sale of the property. 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. 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 license along with a recent utility bill to confirm residence. 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. We believe you may benefit from using the services of Simpson Jones, Taylor Rose 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.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





#### **Hallway**

6' 8" x 13' 9" (2.02m x 4.19m)

#### **Living Room**

12' 8" x 13' 8" (3.85m x 4.16m)  
4.36m including bay window

#### **Kitchen and Dining Room**

10' 5" x 22' 5" (3.17m x 6.82m)

#### **W.C.**

6' 6" x 2' 9" (1.98m x 0.85m)

#### **Landing**

#### **Master Bedroom**

12' 10" x 13' 7" (3.90m x 4.15m)

#### **Master En-Suite**

6' 6" x 5' 2" (1.98m x 1.58m)

#### **Bedroom Two**

10' 6" x 12' 6" (3.21m x 3.81m)

#### **Bedroom Three**

10' 3" x 13' 1" (3.13m x 4.00m)

#### **Bedroom Four**

6' 10" x 11' 4" (2.08m x 3.46m)

#### **Bathroom**

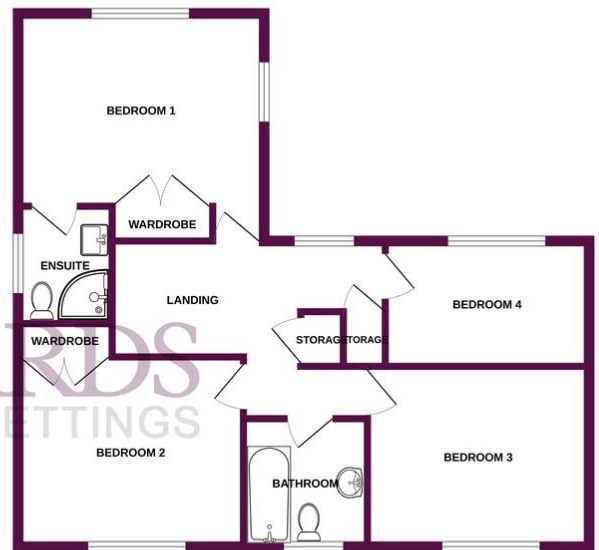
7' 1" x 6' 11" (2.17m x 2.12m)

#### **Garage**

GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



1ST FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



TOTAL FLOOR AREA : 1446 sq.ft. (134.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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