

# Holderr

A Modern Estate Agent



72 Buttercup Lane, Loughborough, LE12 9QA

£225,000

This beautifully presented two double bedroom semi detached family home is complete with spacious kitchen. diner & lounge and NHBC warranty remaining.

Welcome to this beautifully presented two double bedroom semi detached property.

Upon entering, you are greeted by the entrance Hall that provides a storage cupboard and access to the lounge. The Lounge is generously proportioned, ideal for both relaxation and entertaining and a large window to front elevation. At the rear of the lounge is a door taking you to the kitchen diner.

The heart of the home is undoubtedly the stunning Kitchen/Diner, a bright and airy space that combines functionality with style. Featuring high-quality appliances, ample counter space, and stylish cabinetry, this kitchen is a great space for all the family to enjoy. There is space in this room for a dining table and there is door at the back leading out to the rear garden. Located off of this room is the downstairs w.c.

Ascend to the first floor, you will discover two double bedrooms, each thoughtfully designed with comfort in mind. The Master Bedroom is complete with fitted storage. The second bedroom is again a great size, providing ample space for family, guests, or even a home office.

Completing this level is the family Bathroom, equipped with a three piece suite.

To the outside the property has a driveway to the side offering parking for two vehicles and access via the side gate to rear garden. The rear garden is complete with a patio area, gravel area and lawn space.

### **Disclaimer**

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

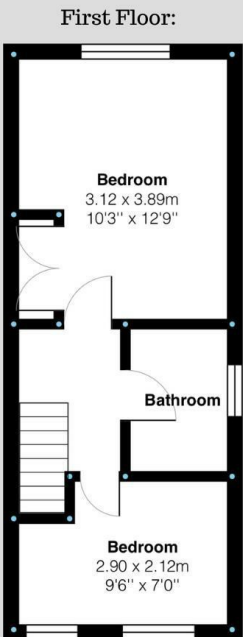
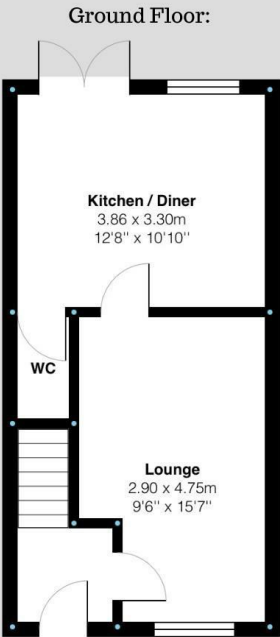
3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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Floor Plan



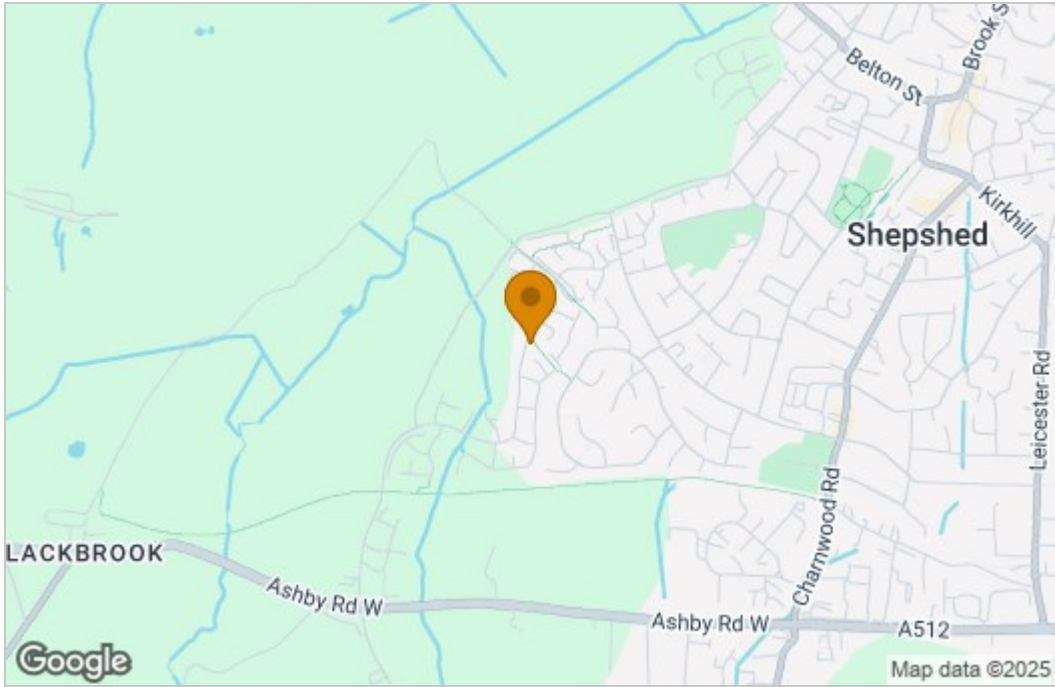
Buttercup Lane, Shepshed  
Internal Square Footage: 700 sq.ft

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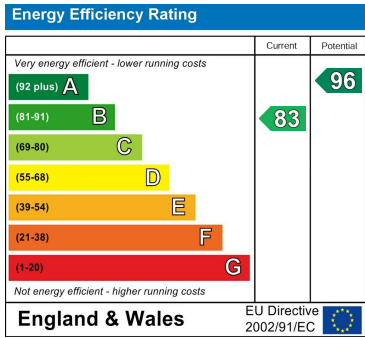
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Area Map



Energy Efficiency Graph



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