



Buttercup Lane | | Shepshed | LE12 9QA

Guide price £399,000



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**\*\* VERY DECEPTIVE WITH 1,905 SQ FT OF LIVING SPACE \*\*** Offering outstanding parkland and countryside views with deceptively spacious accommodation over three floors, this 4 bedroom detached family home sits in an enviable position on this popular development. Originally built by William Davis Homes, this is a lovely example of the Sherford design. The current owners have enjoyed the exceptional amount of family living space on offer centred around a particularly large open plan Living/Dining Kitchen with French doors to the garden. There is a Lounge with bay window, large Hall and W/c. The first floor gives way to 3 Bedrooms and a Family Bathroom. The second floor offers a lavish Master Bedroom Suite including Shower Room and Walk in Dressing Room. There is a garage, driveway and generous garden with feature entertaining patio with pergola. A viewing is highly recommended.

Large Detached Family Home	Deceptive Living Space
Three Floors	Four Double Bedrooms
Large Family Bathroom	En-suite and Dressing Room
Lounge with Bay Window	Open Plan Living/dining Kitchen
Garage and Driveway	Landscaped Gardens

#### Entrance Hall

A deceptively spacious entrance hallway opens up to a half return staircase to the first floor.

#### W/c

Benefiting from low flush WC, wash hand basin and window at the side.

#### Lounge

A delightful and spacious family living room with large bay window to the front elevation incorporating fitted shutters.





"Offering outstanding parkland and open countryside views"



### Living/Dining Kitchen

A magnificent and particularly impressive open plan living/dining kitchen offering a great deal of flexible and versatile space with the working area of the kitchen having a large central island unit with breakfast bar. There are range of integrated high-quality Smeg appliances including gas hob with central extractor hood above, built-in electric oven, dishwasher and microwave/combi. There is a granite sink and drainer along with a vast range of storage cupboards finished in a high gloss white laminate integrated handle design. The high-quality tiled flooring spans this area into the elegant panelled dining space with window to the side and the glazed pod at the rear used as a seating/entertaining area and with French doors opening out into the garden.

### Utility Room

Having window to the side, granite sink unit and the range of storage units with space for washing machine and tumble dryer.

### First Floor Landing

A spacious landing area with window at the side and access to 1st floor rooms, including a door accessing a small study/dressing area with window at the front and staircase rising to the second floor master bedroom suite.

### Bedroom 4

Offering ample space, this bedroom has lovely views to the front over countryside.

### Bedroom 3

Currently used as a study and games room, whilst offering ample space for a double bed.

### Bedroom 2

A large bedroom with ample space and a window overlooking the garden.

### Family Bathroom

Offering a four piece suite comprising bath, w/c, wash hand basin and large shower cubicle.

### Stairs to the 2nd Floor

Accessed via a door from the first floor landing, this useful space not only provides privacy leading to the Master Bedroom but also is a dressing area and enjoys a window to the front with views.









## Bedroom 1

A truly impressive suite with an enormous amount of space and amazing views at the front across countryside. There is a walk in dressing room and En-suite.

## Walk in Dressing Room

Fitted with hanging space and ample room for drawer units, along with access to the eaves/loft space for storage.

## En-suite

A lavishly appointed En-suite with his and hers vanity basins, w/c and large shower cubicle, along with skylight window to the rear.

## Outside

The property sits in a delightful position with manicured front garden, tandem driveway at the left-hand side with a single garage. There is gated access to the rear garden which has a substantial lawn area, planted borders and a superb patio for entertaining with pergola above, garden shed and a great deal of family space.

## The Area

The property is situated on the recent development by William Davis Homes, perfectly situated on the outskirts of Shepshed boasting ease of access to local school shops and amenities including the centre of Shepshed with its vast array of national and independent shops. Open landscaped Parkland at the front provides excellent amenity space and onwards to open countryside towards Belton Village, Shepshed is situated within easy reach of the M1, A512 and A42/M42 along with East Midlands Airport.

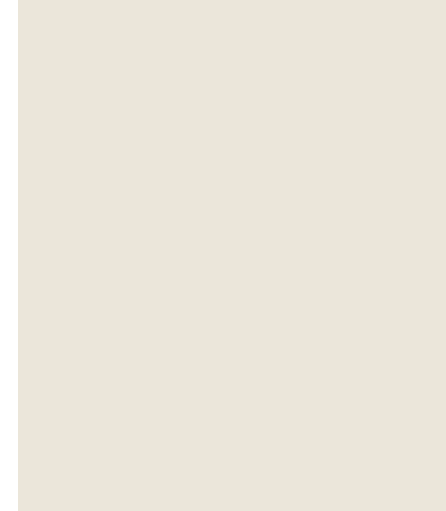
## Extra Information

AGENTS NOTE - The William Davis Site office and car park is temporary and will be completed as grass parkland upon completion of the site - The aerial photo has been edited to give an artistic impression of the finished area in front of the property.

The property is subject to a maintenance charge for the development at £369p.a.

To check the Internet and Mobile coverage you can use the following link: [https://checker.ofcom.org.uk/en\\_gb/broadband-coverage](https://checker.ofcom.org.uk/en_gb/broadband-coverage)

To check any Flood Risks you can use the following link: <https://check-long-term-flood-risk.service.gov.uk/postcode>





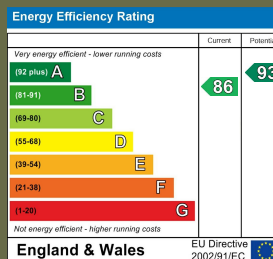
Ground Floor

First Floor

Second Floor

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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