



Butterley Drive, Loughborough



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£395,000

- FOUR BEDROOM DETACHED
- ENLARGED ACCOMMODATION
- MASTER EN-SUITE
- THREE RECEPTION ROOMS
- AMPLE PARKING
- FEATURE SOUTH FACING GARDEN
- FREEHOLD
- EPC rating COMING SOON



When including the single attached garage, the accommodation spans in excess of 1500 square feet and sits on a generous plot which has a south facing rear garden and affords privacy with trees screening.

The original layout had a tandem garage, the rear section of which has now become a snug, with a utility and downstairs shower room extension.

Enter via the porch and into the hall which has a WC under the stairs and cloakroom. The lounge itself is front to rear with an attractive bay window to the front and double doors out to the garden. The separate dining room can be accessed from the lounge and the kitchen diner.

Within the kitchen diner, built in Neff four ring gas hob with double oven and grill adjacent, plumbing for dishwasher and plenty of storage cupboard units including larder cupboard and space for a fridge freezer.

The rear lobby has a study area with a rear double glazed door and the snug has two side elevation windows, recessed halogen lighting and the utility follows on with plumbing for a washing machine and space for a tumble dryer and a second sink unit. The shower room has a three piece suite with an electric shower within the cubicle.

At first floor, the bedrooms are particularly impressive. The master bedroom having two front elevation windows and a two piece en-suite with shower. The second bedroom is a really good size, bedrooms three and four are at the rear and the bathroom in between has a three piece suite with electric shower over the bath.



Outside at the front, timber fencing semi encloses the fore garden which is laid two lawn, two parking spaces to the left leading to the garage which has an up and over door. At the rear, a patio in a herringbone pattern with lawned garden beyond with tiered decking to the top of the garden. The garden is fully enclosed by timber fencing which is concrete base and post to the majority.

The property is close to schools and ease of access to the M1 for commuting. The property is an ideal family home, in what is a mature respected location within a quiet cul-de-sac environment. This design has rarely been on the market, a good opportunity for someone to purchase this substantial property in this area.

To find the property, from Loughborough town centre proceed along New Ashby Road, at the University roundabout continue straight on heading out of the town. Continue ahead, at the final set of traffic lights turn right on to Old Ashby Road taking the third turning on the left hand side into Ravensthorpe Drive, right in to Butterley Drive, right again into the cul-de-sac where the property is situated at the end identified by the agent's 'For Sale' board.

PORCH

HALL 2.18m x 1.93m (7'2" x 6'4")

LOUNGE 6.31m x 3.38m (20'8" x 11'1")

DINING ROOM 3.05m x 2.73m (10'0" x 9'0")

KITCHEN DINER 4.64m x 3.22m (15'2" x 10'7")

REAR LOBBY 2.36m x 1.57m (7'8" x 5'2")

SNUG 2.8m x 2.51m (9'2" x 8'2")

UTILITY ROOM 2.07m x 1.36m (6'10" x 4'6")

SHOWER ROOM 2.07m x 1.05m (6'10" x 3'5")

MASTER BEDROOM 4.51m x 3.67m (14'10" x 12'0")

EN-SUITE SHOWER ROOM

BEDROOM TWO 3.67m x 3.38m (12'0" x 11'1")

BEDROOM THREE 3.08m x 2.66m (10'1" x 8'8")

BEDROOM FOUR 2.66m x 2.66m (8'8" x 8'8")

BATHROOM 3.35m x 1.67m (11'0" x 5'6")





SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Charnwood Borough Council - Tax Band E.

DISCLAIMER

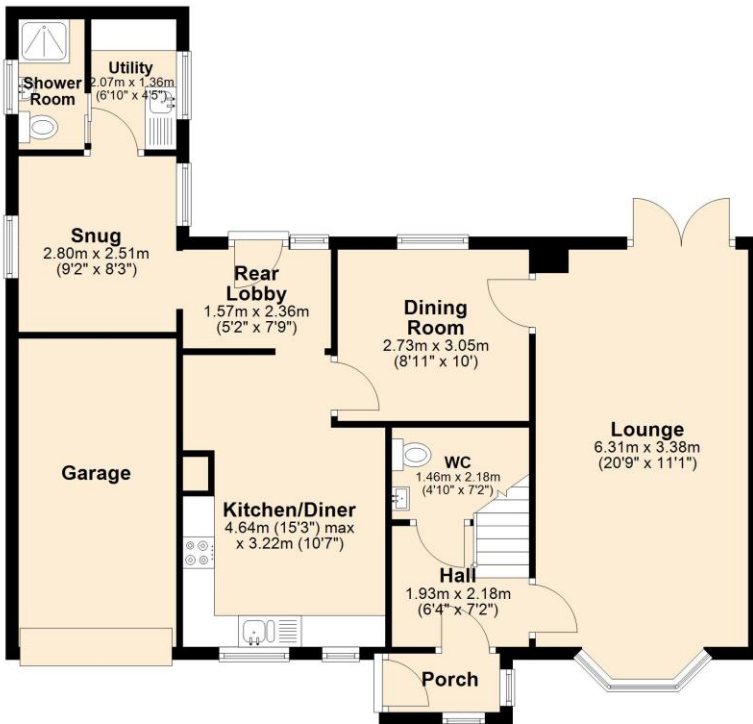
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.

Ground Floor

Approx. 84.4 sq. metres (908.1 sq. feet)

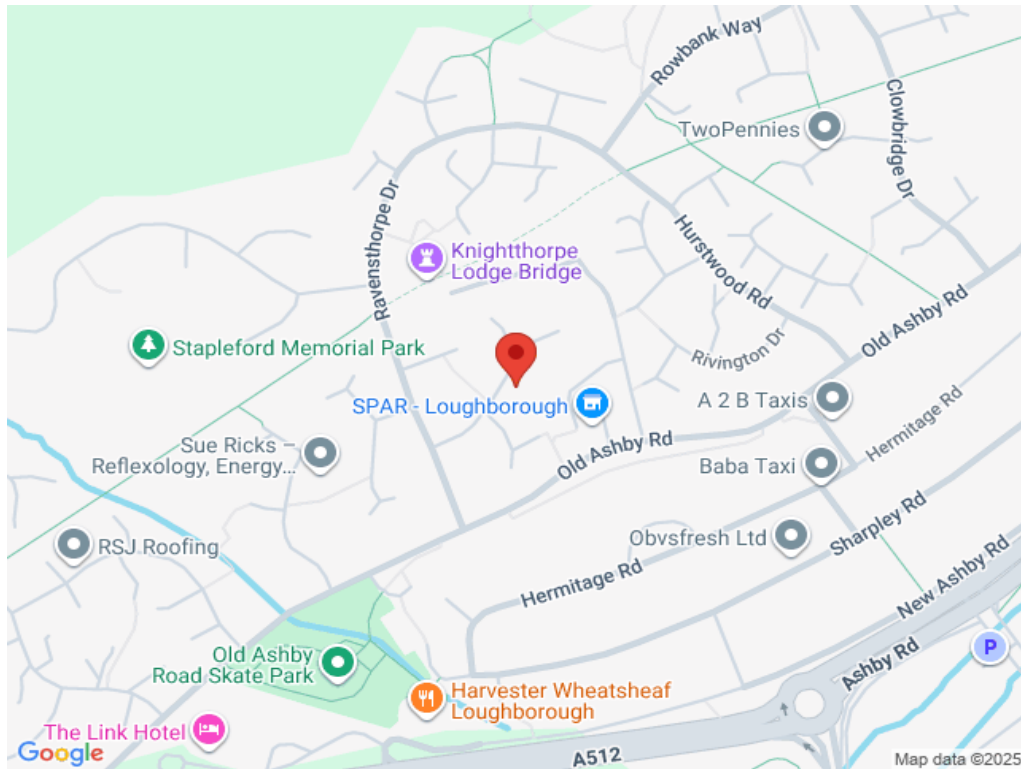


First Floor

Approx. 58.5 sq. metres (629.8 sq. feet)



Total area: approx. 142.9 sq. metres (1537.9 sq. feet)



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