



Sinclair



46 Buttercup Lane, Shepshed, Leicestershire, LE12 9QA

£295,000

01509 600610 [sinclairstateagents.co.uk](http://sinclairstateagents.co.uk)



## Property at a glance

- Open Green and Tree Lined Front Aspect
- Landscaped Gardens
- Modern Garden Room
- Downstairs Cloaks/WC
- Master En-Suite
- Driveway & Detached Garage
- Council Tax Band\*: D
- Price: £295,000

## Overview

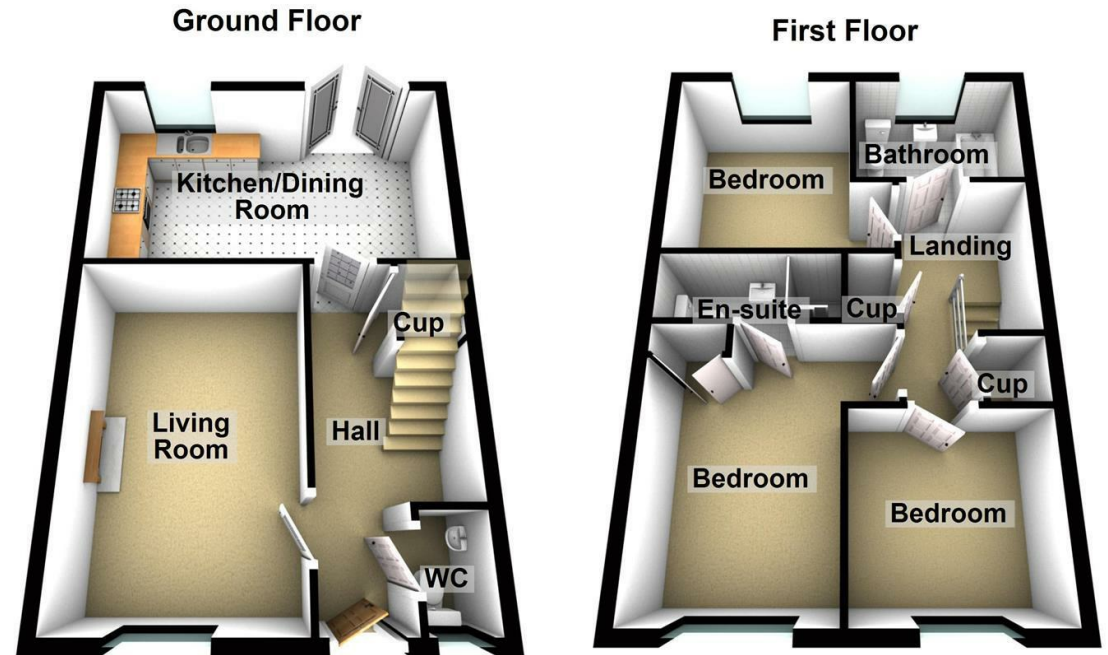
Occupying a pleasant position set back from the main road with an open green and tree lined area to the front this three bedroom detached family home has accommodation which in brief comprises reception hall, cloakroom/WC, living room, dining kitchen and on the first floor landing gives way to three double bedrooms with en-suite to master and a family bathroom. The gardens are a particular feature of sale with the rear being landscaped with the addition of a super garden room with electric light and power. There is a driveway providing off road car standing and garaging.

## Location\*\*

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary schools; Hind Leys Community College and Shepshed High School. There are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport: East Midlands (7.4 miles). Nearest Train Station: Loughborough (5.5 miles) Nearest Town/City: Loughborough (5.3 miles)



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



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## Detailed Accommodation

Entrance door with inset double glazed opaque glass window through to the reception hall.

### RECEPTION HALL

The reception hall has a balustrade staircase accessing the first floor with an under stairs storage cupboard, doors accessing the main living room, downstairs cloakroom/WC and the dining kitchen, radiator.

### DOWNSTAIRS CLOAKROOM/WC

Fitted with a white two piece suite comprising low flush WC and wash hand basin with chrome mixer tap, radiator, uPVC double glazed window to the front elevation.

### LIVING ROOM

16' x 10'7 (4.88m x 3.23m)

uPVC double glazed window to the front elevation with pleasant outlook over the green, radiator and a feature contemporary fireplace.

### DINING KITCHEN

17'9 x 10'4 (5.41m x 3.15m)

The kitchen area has a one and a half bowl single drainer stainless steel sink unit with chrome swan neck style mixer tap over and cupboards under, there is a range of gloss fronted units to the wall and base with a worksurface and matching upstand. There are a range of appliances including a SMEG stainless steel gas hob with oven under and extractor fan over, integrated fridge, freezer and dishwasher, there is plumbing for washing machine, a wall mounted concealed and gas boiler, uPVC double glazed window to the rear elevation overlooking the garden. To the dining area there is a radiator and uPVC double glazed french patio doors overlooking and accessing the garden.

### FIRST FLOOR

On the first floor landing gives way to three double bedrooms with en-suite to master and a family bathroom. There are two built-in storage cupboards.

### MASTER BEDROOM

10'5 x 9'4 (front of wardrobe/cupboard) (3.18m x 2.84m (front of wardrobe/cupboard))

uPVC double glazed window to the front elevation with a pleasant outlook over the green, there is a double built-in wardrobe/cupboard, radiator and door accessing the en-suite shower room.

### EN-SUITE SHOWER ROOM

Fitted with a white three piece suite comprising walk-in shower cubicle with thermostatic shower, low flush WC, a wash hand basin with chrome mixer tap and heated towel rail.

### BEDROOM TWO

10'3 x 9'8 (3.12m x 2.95m)

uPVC double glazed window to the rear elevation, radiator.

### BEDROOM THREE

8'7 x 8'1 (2.62m x 2.46m)

uPVC double glazed window to the front elevation with pleasant outlook over the green, radiator.

### FAMILY BATHROOM

Fitted with a white three piece suite comprising panel bath with chrome mixer shower tap, low flush WC and wash hand basin with chrome mixer tap, there is a heated towel rail, uPVC double glazed opaque glass window to the rear elevation.

### OUTSIDE

The property occupies a pleasant position set back from the main road with an open green space and tree lined aspect to the front. There is a driveway providing off road car standing which in turn leads to the garaging and gated access to the landscaped rear garden. The rear garden is a particular feature of sale with Indian sandstone laid patio and garden beyond laid mainly to lawn, there are raised railway sleeper planting beds and a raised timber decking area to the rear of the plot with a super garden room.

### GARDEN ROOM

10'10 x 9'3 (3.30m x 2.82m)

uPVC double glazed double doors to the front elevation and additional picture window, there is electric light and power, WiFi connection and wood effect laminate flooring.





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## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are Freehold

# Sinclair

## Thinking of Selling?

For a free valuation of your property with no obligation  
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