

Sinclair

An aerial photograph of a large, light-colored house with a tiled roof and a driveway, surrounded by greenery. The house has a prominent chimney and a large front porch. The driveway is paved and leads to a garage. The surrounding area is lush with trees and a well-maintained lawn.

10 Butt Hole Lane, Shepshed

Loughborough

Offers Over £475,000

10 Butt Hole Lane

Shepshed, Loughborough

Spacious four bedroom detached bungalow with two bathrooms, double garage, large landscaped garden, and ample parking. Close to village centre and amenities. Ideal for families.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Detached Bungalow
- Large Plot
- Double Garage & Large Workshop
- Beautifully Maintained Throughout
- Two Bathrooms
- Close To Amenities



Hallway

Entered through an opaque panelled uPVC front door, Karndean flooring, coving, inset downlights and accessing all rooms.

Living Room

22' 11" x 11' 10" (6.99m x 3.60m)

Having uPVC double glazed window to the front, two pendant lights, coving, radiator, log burner with a tiled hearth, uPVC patio doors out onto the garden.

Kitchen Area

9' 11" x 13' 0" (3.03m x 3.95m)

Having a range of wall and base units, inset sink and drainer with a swan neck mixer tap, a five ring gas hob, range oven with extract fan above, space and plumbing for appliances (built in dishwasher). There is a step down tiled floor into living/dining area with vaulted ceiling.

Living Area

10' 10" x 15' 3" (3.29m x 4.64m)

Benefitting from built in seating, log burner, three Velux windows, uPVC double glazed doors out onto the patio and uPVC double glazed windows overlooking the garden. Also having space and plumbing for a washing machine and dryer.

Bedroom One

10' 0" x 12' 0" (3.04m x 3.67m)

Having a range of built in wardrobes and cupboards, inset down lights, coving, uPVC double windows to the front, radiator and access into the en-suite.

En-Suite

5' 1" x 8' 4" (1.55m x 2.53m)

This three piece suite comprises low-level flush WC, wall mounted wash hand basin, shower tray enclosure with a electric power shower over, chrome towel heated rail, tiled splashback, timber effect Karndean flooring, uPVC double glazed opaque windows to the side.



Bedroom Two

6' 9" x 8' 8" (2.05m x 2.65m)

Having a range of built in wardrobes and cupboards, coving, uPVC double windows to the front, inset down lights and radiator.

Bedroom Three

7' 1" x 8' 9" (2.17m x 2.66m)

Having uPVC double glazed windows overlooking the garden, wall mounted radiator, coving, a range of built-in wardrobes and cupboards and inset downlights.

Bedroom Four/ Study

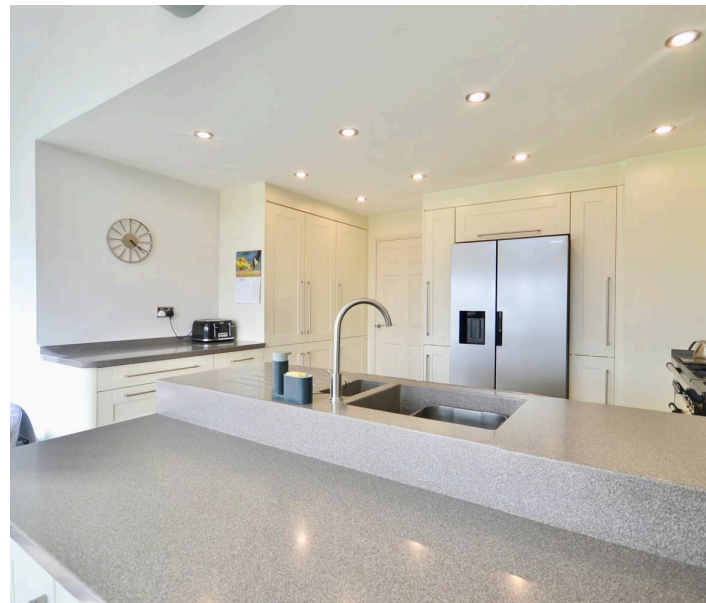
9' 2" x 10' 0" (2.80m x 3.05m)

uPVC double glazed windows overlooking the garden, coving and radiator.

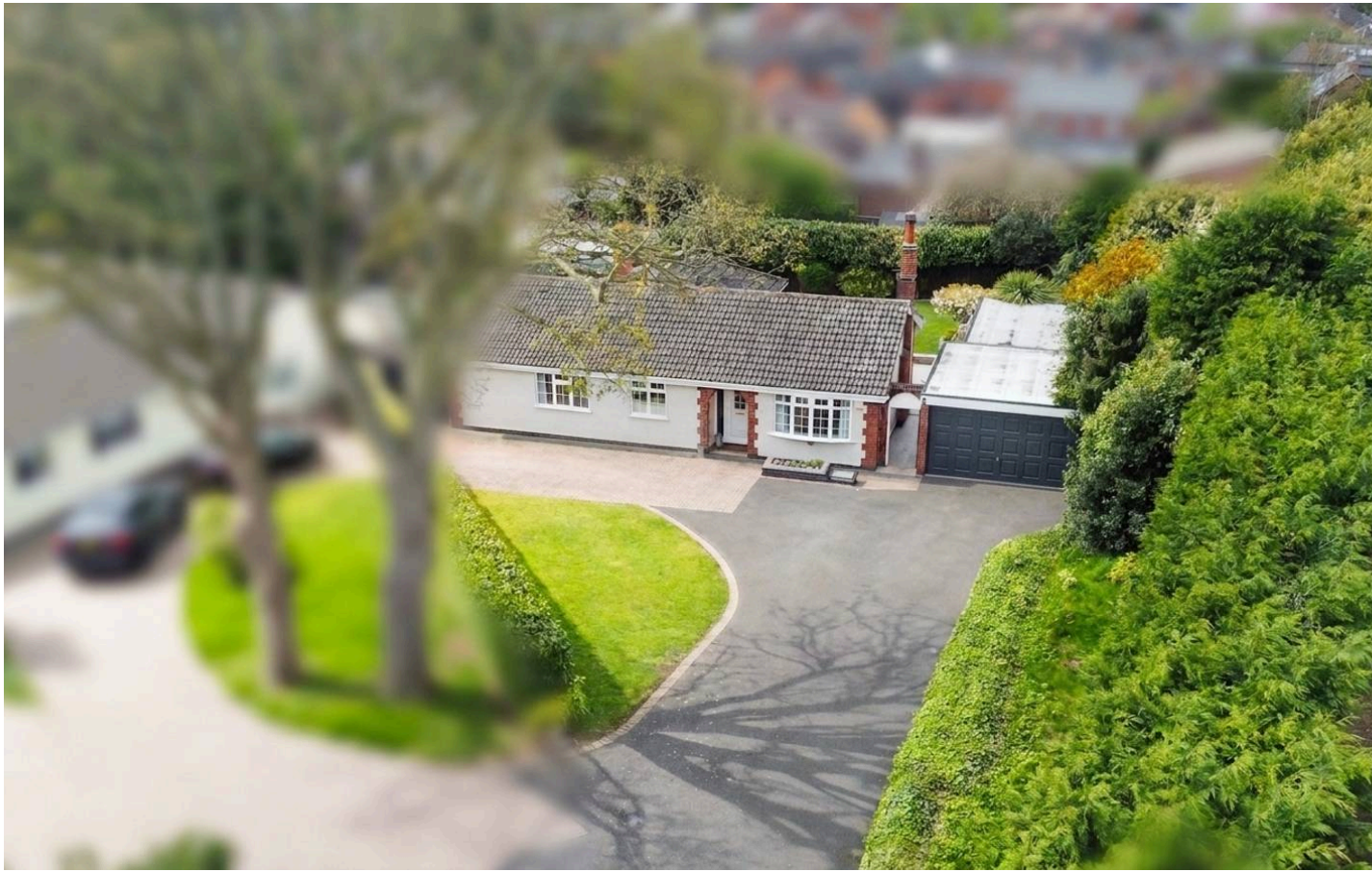
Bathroom

7' 1" x 8' 9" (2.17m x 2.66m)

This three-piece suite comprises a wall mounted wash hand basin, low level flush WC, panelled bath with thermostatic shower tap over, inset downlights, extractor fan, tiled splashback, heat towel rail, timber effect Karndean flooring and two uPVC doubles glazed windows.







FRONT GARDEN

The property has a generous frontage, maintained lawn, large driveway providing ample off road parking and a host of hedges and shrubs.

REAR GARDEN

The property features a well-maintained rear garden, mainly laid to lawn and bordered by mature hedging for added privacy. A raised patio area provides a great space for outdoor seating and dining, with steps leading down to the garden. The space is neatly presented throughout and offers a pleasant, private setting.

DOUBLE GARAGE

1 Parking Space

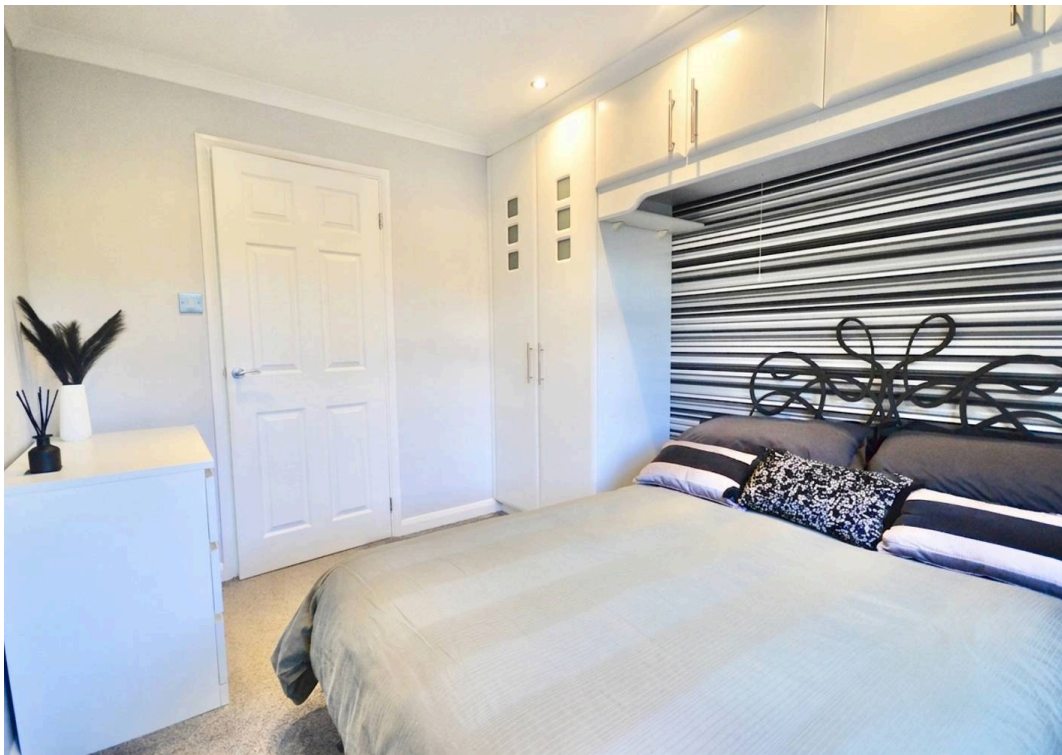
uPVC double glazed to the rear, light and power, tiled effect flooring, roller electric door and power. Generous workshop behind the garage.

DRIVEWAY

5 Parking Spaces

Off road parking for multiple vehicles.



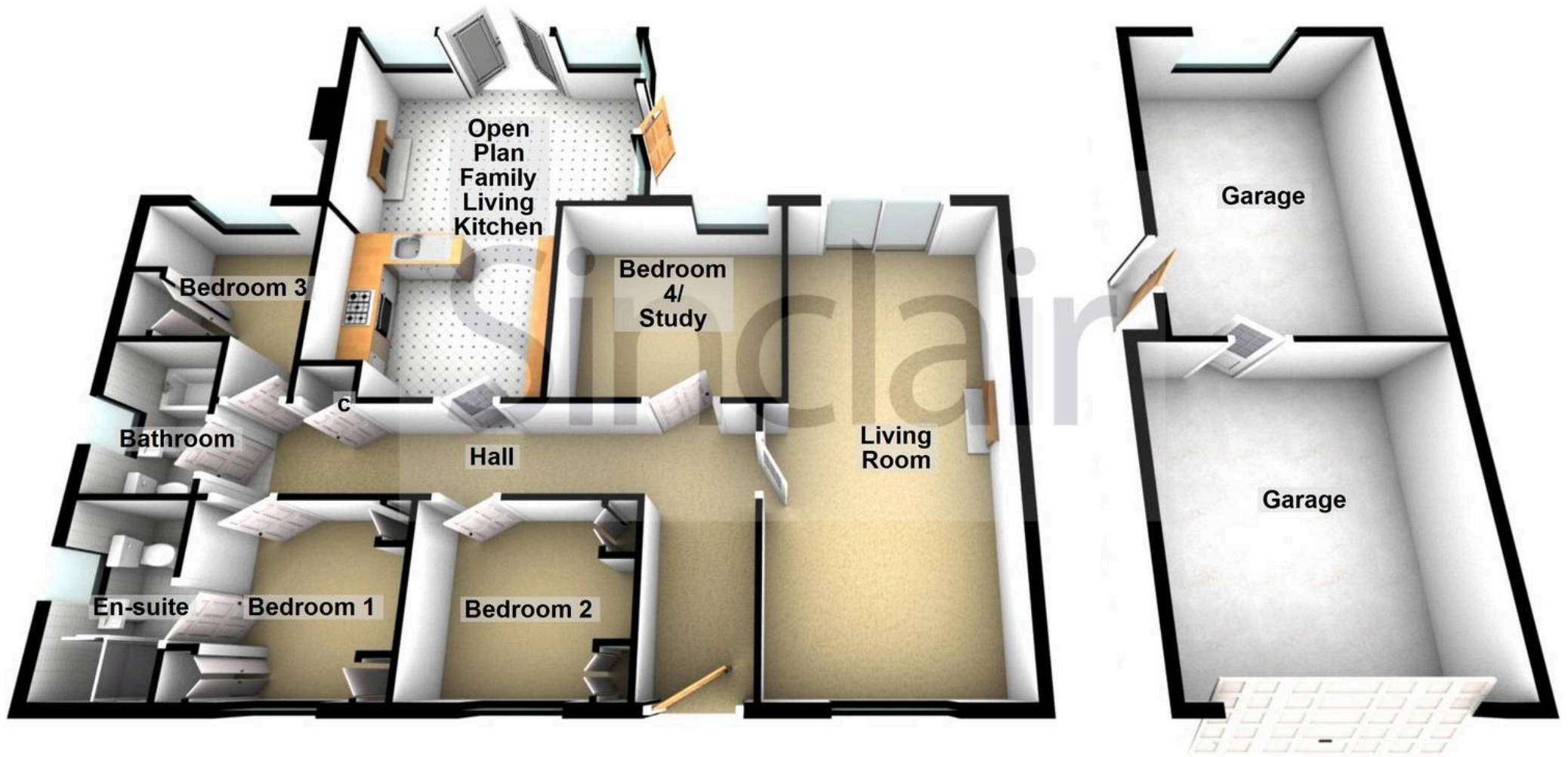








Ground Floor





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