

# Sinclair



6 Butthole Lane, Shepshed

Loughborough

£300,000

# 6 Butthole Lane

Shepshed, Loughborough

Spacious three-bedroom detached bungalow on a large plot with garage, driveway, and garden. Flexible layout, sought-after village location. No upward chain.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Detached Bungalow
- Three Bedrooms
- No Upward Chain
- South Facing Garden
- L Shaped Living/Dining Room
- Detached Garage & Driveway



### Hallway

Entered through a uPVC front door into the hallway, pendant light, coving, access to all rooms, loft hatch and a cupboard housing the boiler.

### Lounge/Dining Room

Dimensions: 6.27m (3.56m) x 6.88m (2.82m) (20'7 (11'8) x 22'7. The living room is L-shaped with 3 uPVC double glazed windows to both front and rear, pendant lighting, coving, fire place with wooden mantle and tiled hearth, radiator.

### Kitchen

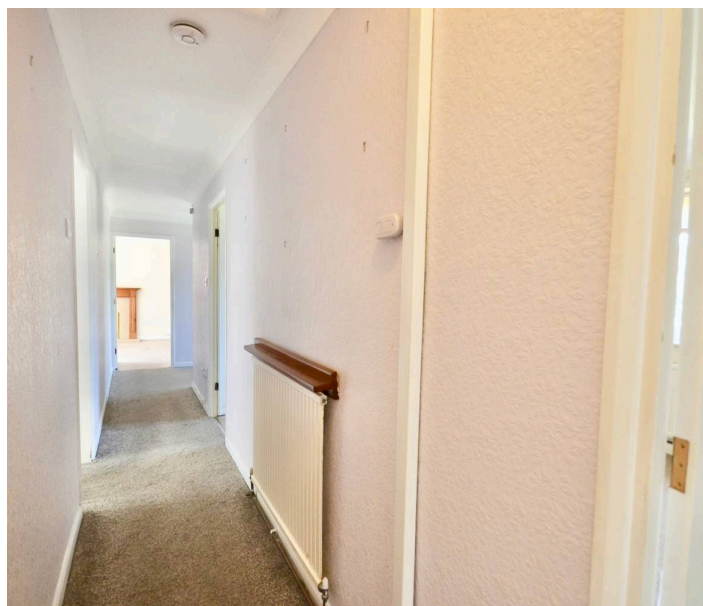
13' 0" x 9' 0" (3.96m x 2.74m)

Having a range of wall and base units with rolled edged work surface, space and plumbing for appliances, built-in oven, four ring electric hob with extract fan above, tiled splashback, tiled flooring, uPVC double glazed windows into the conservatory and a uPVC double glazed opaque door.

### Conservatory

14' 5" x 8' 11" (4.39m x 2.72m)

Single glazed windows to the surround, doors accessing the garden and tile flooring



**Bedroom One**

12' 0" x 10' 0" (3.66m x 3.05m)

uPVC double glazed windows to the front, coving, pendant light, radiator and access to the en-suite.

**En-Suite**

8' 3" x 4' 9" (2.52m x 1.45m)

This three-piece suite comprises a low-level flush WC, pedestal wash hand basin, enclosed shower with electric shower over, tiled splashback, tiled flooring and uPVC double glazed window to the side.

**Bedroom Two**

11' 9" x 8' 9" (3.58m x 2.67m)

uPVC double glazed window to the front, coving, pendant light and radiator.

**Bedroom Three**

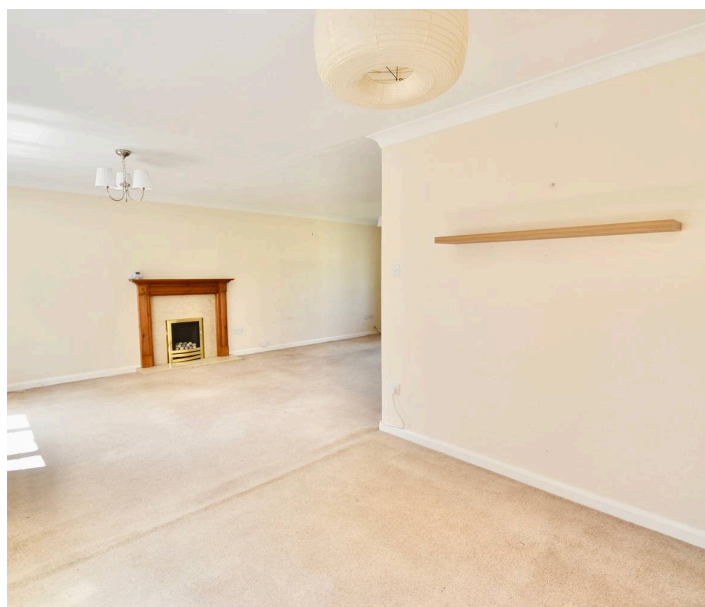
7' 2" x 8' 4" (2.18m x 2.54m)

uPVC double glazed windows to the rear, pendant light and radiator.

**Bathroom**

5' 5" x 6' 11" (1.65m x 2.11m)

This three piece suite comprises low level flush, vanity wash hand basin with cupboard underneath, panelled bath with shower over, opaque uPVC double glazed window to the side, tiled flooring and radiator.







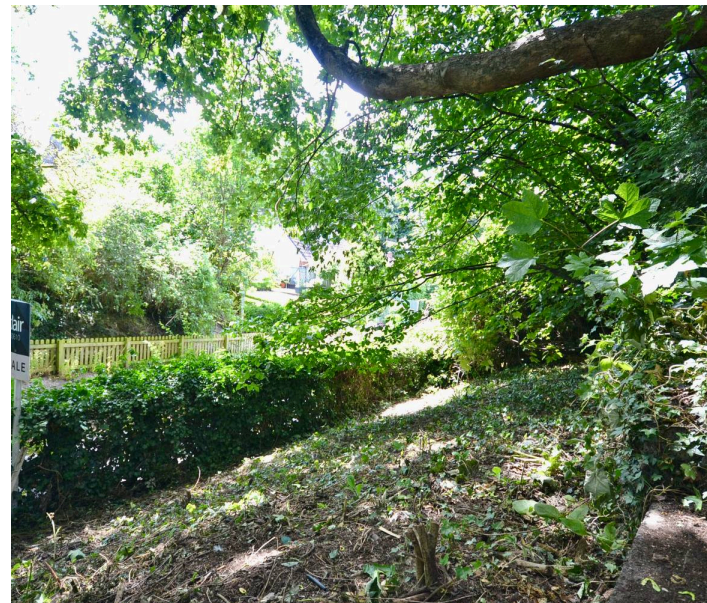
#### **REAR GARDEN**

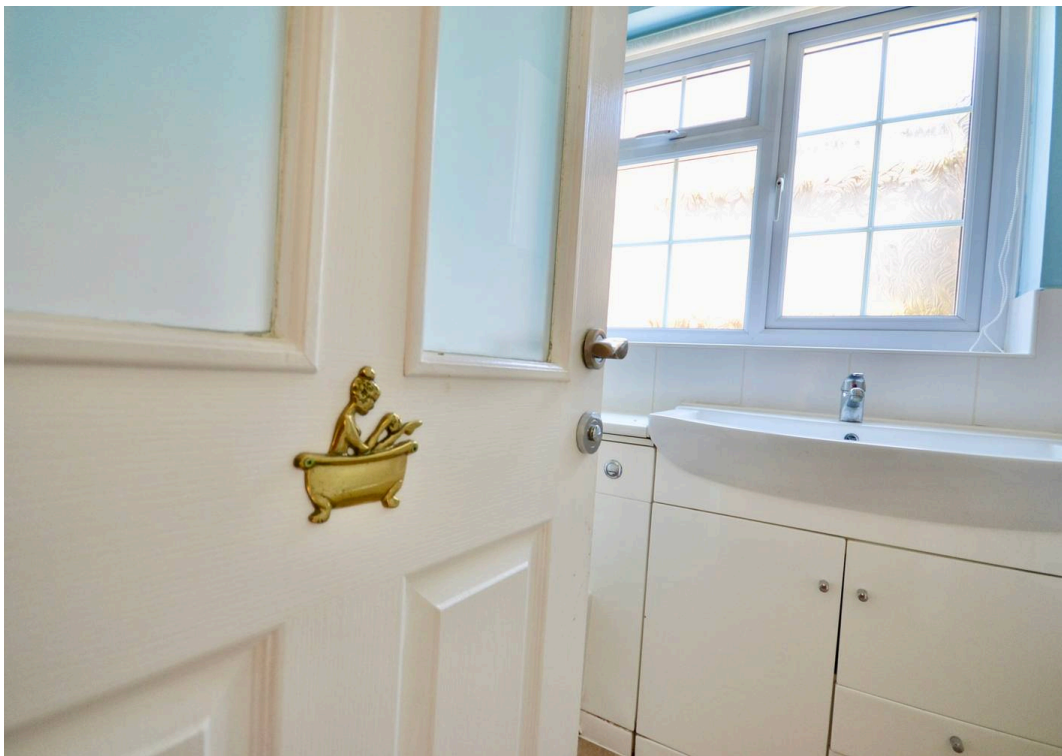
Set within a generous plot, the gardens are a real feature of the property, with established trees, mature planting and spacious lawn areas. There is also a patio area. A detached garage and ample off-road parking complete the outside space. **NOTE TO PURCHASERS.** It should be noted that the tree to the rear boundary is subject to a TPC (Tree Preservation Order)

#### **DRIVEWAY**

2 Parking Spaces

A detached garage and ample off-road parking.









Ground Floor





## Sinclair Estate Agents

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