

Holderr

A Modern Estate Agent



50 Buttercup Lane, Loughborough, LE12 9QA

£340,000

A well-presented three-bedroom detached family home offering approximately 959 sqft of versatile accommodation, with a dining kitchen, utility room, separate lounge with French doors, ensuite principal bedroom and family bathroom. Externally, the property benefits from a wraparound driveway, carport, detached garage and an attractive rear garden with patio seating and lawns. NO UPWARD CHAIN.

Summary

Approached via a spacious wraparound driveway providing ample off-road parking and access to the carport and detached garage, this appealing detached property offers well-proportioned accommodation ideally suited to modern family living. The welcoming entrance hall leads through to the principal living spaces, including a separate lounge with French doors opening directly onto the rear garden, creating a pleasant connection between the indoor and outdoor accommodation.

The dining kitchen is positioned to the rear of the property and is fitted with a range of white units, providing a practical and sociable space for everyday dining and entertaining. A useful adjoining utility room offers additional storage and workspace, together with convenient access to the rear. Completing the ground floor is a separate WC, fitted with a low-level WC and wash hand basin.

To the first floor, the landing gives access to three well-proportioned bedrooms and the family bathroom. The principal bedroom benefits from fitted wardrobes and its own ensuite shower room, while a further bedroom also features fitted wardrobes, providing excellent storage. The remaining bedroom offers versatile accommodation, whilst the family bathroom serves the additional bedrooms.

Outside, the rear garden provides a particularly attractive extension of the living accommodation, with a patio seating area ideal for outdoor dining and relaxation, leading onto areas of lawn. To the front and side, the wraparound driveway provides excellent parking provision, together with the added benefit of a carport and detached garage.

Overall, this is an attractive and versatile detached family home offering a well-balanced combination of generous living accommodation, useful storage, excellent parking and an appealing garden, all within the established residential setting of Shepshed.

Disclaimer

1. Intending purchasers will be asked to produce identification documentation.

2. While we endeavour to make our sales particulars fair, accurate, and reliable, they are only a general guide to the property.

3. The measurements indicated are supplied for guidance only and, as such, must be considered incorrect.

4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning this property.

Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

TOTAL AREA: 473.76 sq ft • LIVING AREA: 473.76 sq ft
ROOMS:

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