

Holden's

A Modern Estate Agent



7 Buttermere Way, Loughborough, LE12 8PG

£385,000

This beautifully presented three-bedroom detached home is located in the highly desirable village of Barrow upon Soar, offering excellent access to scenic local walks, well-regarded schooling, everyday amenities and village shopping.

Thoughtfully modernised, the property offers stylish, neutrally decorated accommodation throughout. The ground floor comprises an inviting entrance hall, a comfortable lounge, separate dining room, conservatory and a re-fitted contemporary kitchen. An inner hallway provides access to a convenient ground floor WC and integral garage.

To the first floor are three well-proportioned bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom.

Externally, the property benefits from well-maintained front and rear gardens, an integral garage and ample off-road parking.

Summary

The property is set back from the road with a tarmac driveway providing off-road parking for two vehicles. A lawned area with an attractive silver birch tree and planted bedding borders enhance the frontage. To the right-hand side, a gated access leads through to the rear garden. There is a UPVC double glazed entrance door opening into:

Entrance Hall

A welcoming space with a central heating radiator set within a recess, ceiling light point, internal access to the integral garage and a further door leading into the lounge.

Lounge – 4.27m x 3.64m (14'0" x 11'11")

A well-proportioned reception room featuring a UPVC double glazed half bay window to the front elevation, allowing for plenty of natural light. The room benefits from two double radiators, quality timber laminate flooring and a ceiling light point. Doors lead to the inner hallway, providing access to the first floor, while opaque glazed feature double doors open through to the dining room.

Dining Room – 2.96m x 2.74m (9'9" x 9'0")

With timber laminate flooring continuing from the lounge, this space includes a central heating radiator, coved ceiling with light point and a side door connecting to the kitchen. Three-section bi-folding doors open fully to create a seamless flow into the conservatory.

Conservatory – 2.93m x 2.78m (9'7" x 9'1")

A bright and versatile addition with full-height glazing to all sides and French doors opening onto the patio. The room features timber laminate flooring with recessed power sockets and a heat-reflective glazed roof, offering panoramic views across the beautifully maintained rear garden.

Kitchen – 3.03m x 2.74m (9'11" x 9'0")

Re-fitted to a high standard, the kitchen comprises a range of contemporary slab-fronted base and eye-level units with chrome handles and contrasting dark work surfaces extending to a breakfast bar. Additional features include feature tiling, work-surface lighting, a composite sink with drainer and mixer tap, integrated dual oven and grill, separate hob with extractor hood, concealed dishwasher, integrated washing machine and larder fridge. Large-format tiled flooring runs throughout, and a UPVC double glazed window and door provide views and access to the rear garden.

Inner Hallway

With a UPVC double glazed window to the side elevation set within the stairwell, and a staircase with a combination of straight and turning treads rising to the first floor.

Ground Floor WC – 1.62m x 0.86m (5'4" x 2'10")

Fitted with a modern two-piece suite comprising a wall-mounted wash basin and close-coupled WC, complemented by tiled splashbacks, a central heating radiator, complementary flooring and ceiling light point.

First Floor Landing – 2.86m x 2.71m (9'5" x 8'11")

A gallery-style landing with a UPVC double glazed window to the side elevation. Doors lead to all three bedrooms and the family bathroom. There is also a built-in airing cupboard housing the hot water cylinder and pumps for the power showers.

Master Bedroom – 3.88m x 3.29m (12'9" x 10'10")

A spacious principal bedroom fitted with an extensive range of bedroom furniture, including bedside cabinets, a corner vanity unit with drawers, a double wardrobe and a double corner wardrobe. Additional features include a radiator, ceiling light point, UPVC double glazed window and access to the en-suite shower room.

En-Suite Shower Room – 1.71m x 1.73m (5'7" x 5'8" into shower recess)

Re-fitted with a contemporary three-piece suite comprising a pedestal wash basin with mono-block mixer tap, WC with concealed cistern set within a vanity unit, and a fully tiled shower cubicle with power shower. Finished with complementary tiled flooring, chrome towel radiator, ceiling light point, recessed mirror and obscure UPVC double glazed window to the rear elevation.

Bedroom Two – 3.29m x 3.17m (10'10" x 10'5")

A generous double bedroom with central heating radiator, ceiling light point and UPVC double glazed window to the front elevation.

Bedroom Three – 2.71m x 2.20m (8'11" x 7'3")

With radiator, ceiling light point and UPVC double glazed window to the front elevation.

Family Bathroom – 2.74m x 1.54m (9'0" x 5'1")

Re-fitted with a modern three-piece suite comprising a panelled bath with power shower over, corner WC and corner wash basin. The room is finished with full-height tiling, complementary floor tiles, chrome towel radiator, ceiling light point and obscure UPVC double glazed window to the rear.

Rear Garden

Thoughtfully landscaped for ease of maintenance, the rear garden features a patio laid with tumbled setts, paved pathways with block-paved edging, gravelled and planted bedding areas, well-maintained fencing to the boundaries and a variety of climbing plants and shrubs.

Integral Garage

With an up-and-over door to the front, lighting and power supply, and internal access directly into the entrance hall.

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.

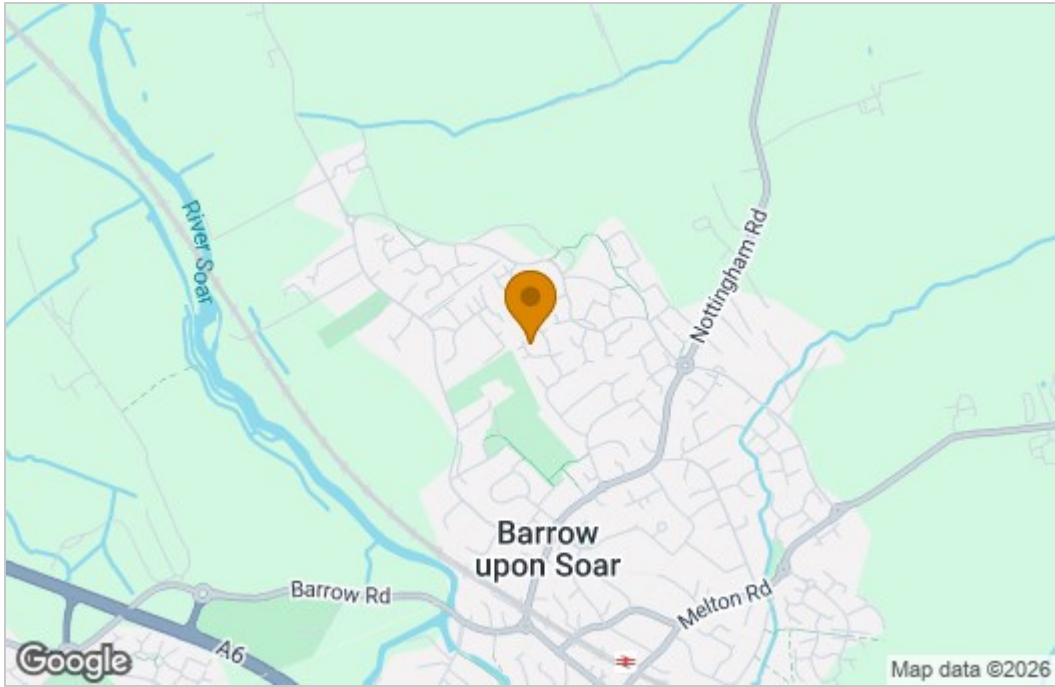
Extra Information

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

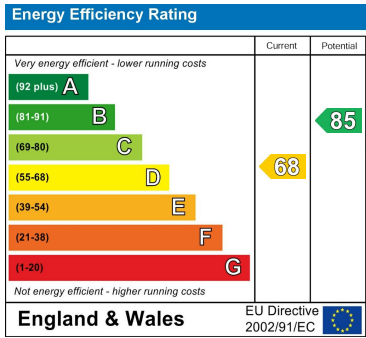
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.