Holders

A Modern Estate Agent









39 Buttercup Lane, Loughborough, LE12 9QA

Offers over £260,000

A beautifully presented three-bedroom home situated within a popular residential area of Shepshed, offering stylish and well-maintained accommodation ideal for first-time buyers and young families. Featuring a modern fitted kitchen, spacious living room with French doors, and an attractive rear garden with decking, pergola and lawned areas, this superb property combines comfortable living with excellent outdoor space.

Summary
A beautifully presented three-bedroom home occupying a desirable position within this popular residential development in Shepshed, offering well-maintained accommodation ideally suited to first-time buyers, young families and professional purchasers alike.

The property is approached via an attractive front garden predominantly laid to lawn, creating excellent kerb appeal and a welcoming first impression.

Upon entering the home, a spacious entrance hall provides access to the principal ground floor accommodation, with a convenient WC positioned to the left-hand side. To the right sits a fitted kitchen featuring a range of contemporary white wall and base units complemented by ample work surfaces, creating a bright and practical space for day-to-day living.

To the rear of the property is a generously proportioned living room enjoying an abundance of natural light, with French doors opening directly onto the rear garden, seamlessly connecting indoor and outdoor living whilst creating an ideal space for relaxing and entertaining.

The first floor offers three well-proportioned bedrooms together with a useful storage cupboard and a contemporary family bathroom fitted with a three-piece suite including bath with shower over.

Externally, the rear garden has been thoughtfully designed to provide both practicality and enjoyment, featuring lawned areas alongside a decking seating space - ideal for outdoor dining, entertaining and family enjoyment throughout the warmer months.

Shepshed remains a highly regarded Charnwood town offering an excellent range of local amenities, schools and transport links, with convenient access to Loughborough, Leicester, Derby and the M1 motorway network.

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.

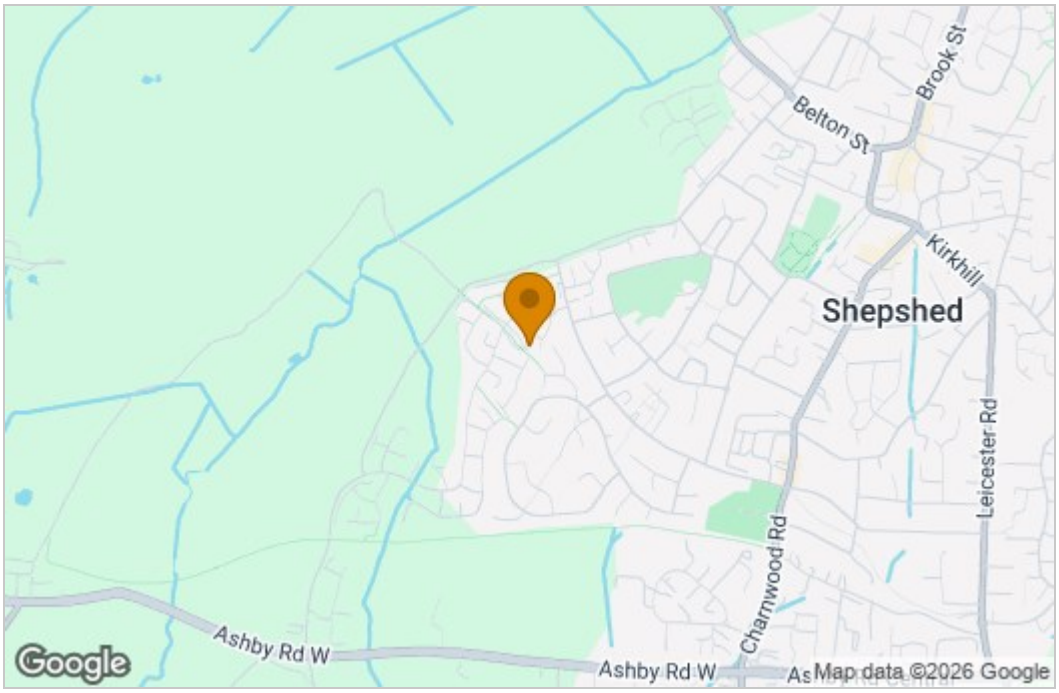
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Extra Information
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

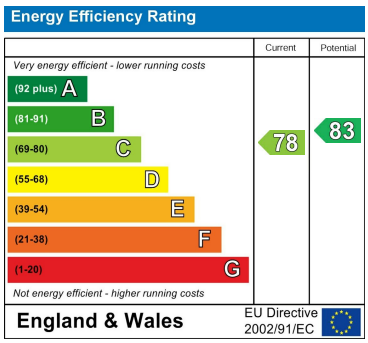
Floor Plan



Area Map



Energy Efficiency Graph



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