

Holden's

A Modern Estate Agent



97 Buttercup Lane, Shepshed, LE12 9GJ

£280,000

A great opportunity to purchase this three bedroom semi-detached home located on the popular William Davis residential estate. This property is perfect for a host of buyers! The property comprises of hallway, living room, kitchen-diner, and downstairs WC. To the first floor the property further benefits from three bedrooms, en-suite to the master bedroom and a family bathroom. Externally the property offers a low maintenance front and rear gardens with open views beyond, detached garage and a driveway.

This is a fantastic opportunity to acquire a spacious three-bedroom semi-detached home situated on the highly sought-after William Davis residential estate. Perfectly suited to a wide range of buyers, including first time homeowners, growing families, or those seeking a well located, low maintenance home. The property has a open view aspect to rear, a private westerly facing rear garden and has added upgrades including Amtico flooring to the ground floor.

The property layout begins with a welcoming entrance hallway that provides access to the main living areas, there is also a useful under-stair storage cupboard. The generous living room is ideal for relaxing and entertaining guests, featuring ample space and natural light. Adjacent to this is a modern and spacious kitchen-diner - a real highlight and perfect for family meals and social gatherings, offering generous worktop and storage solutions with integral appliances. A family dining table fits comfortably, while French doors open directly into the garden, creating a seamless flow between indoor and outdoor living. A convenient downstairs WC adds to the practicality of the layout, ensuring ease of use for residents and visitors alike. Inside the home is finished in neutral décor, creating a modern and airy feel throughout. The accommodation is move in ready, with versatile spaces to suit a variety of needs.

Ascending to the first floor, you'll find three spacious bedrooms all generous in size and can accommodate a double bed. There is also an airing cupboard and further storage cupboard. The master bedroom boasts the added luxury of an en-suite bathroom, providing privacy and convenience. The third bedroom is currently styled as a home office, demonstrating its flexibility for those working from home. Additionally, there is a family bathroom equipped with modern fixtures including a bath with overhead shower, catering to both busy family life and moments of relaxation.

Externally, the property features low-maintenance front and rear gardens, making outdoor upkeep simple while offering pleasant outdoor space. The property further benefits from a westerly facing rear garden, enjoying the afternoon and evening sun. With a private, open aspect and countryside views beyond, this enclosed garden space is ideal for outdoor entertaining, children and pets alike. The property benefits from a detached garage, providing secure parking or additional storage solutions, complemented by a driveway with ample space for multiple vehicles.

Internally, the home benefits from UPVC double glazing throughout, ensuring excellent insulation and energy efficiency. The property is also equipped with gas central heating, providing reliable warmth during the colder months. The property is also equipped with dual zone Hive smart thermostat technology, enabling full control of the heating and hot water system directly from your phone or via two separate LED wall-mounted panels. This combination of convenience and energy efficiency is a valuable modern upgrade.

Located in a vibrant community, this home is conveniently close to a wide array of amenities, including local shops, eateries, pubs, and supermarkets, making daily errands effortless. Families will appreciate the proximity to several reputable schools and public parks, offering excellent recreational opportunities for children and outdoor enthusiasts alike. Furthermore, the property has excellent transport links, being easily accessible to the A6, A512, and M1 motorway, facilitating straightforward commuting to nearby towns and cities.

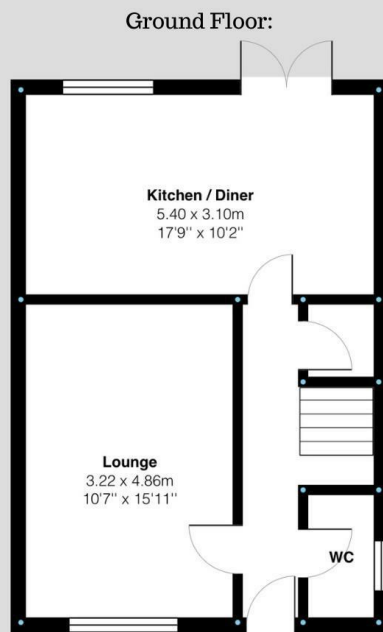
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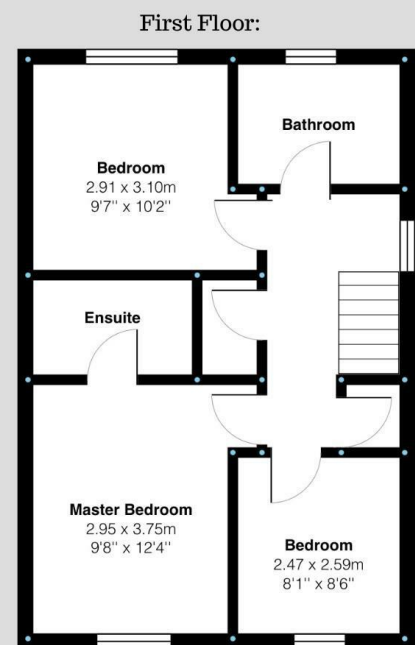
Extra Information

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

Floor Plan



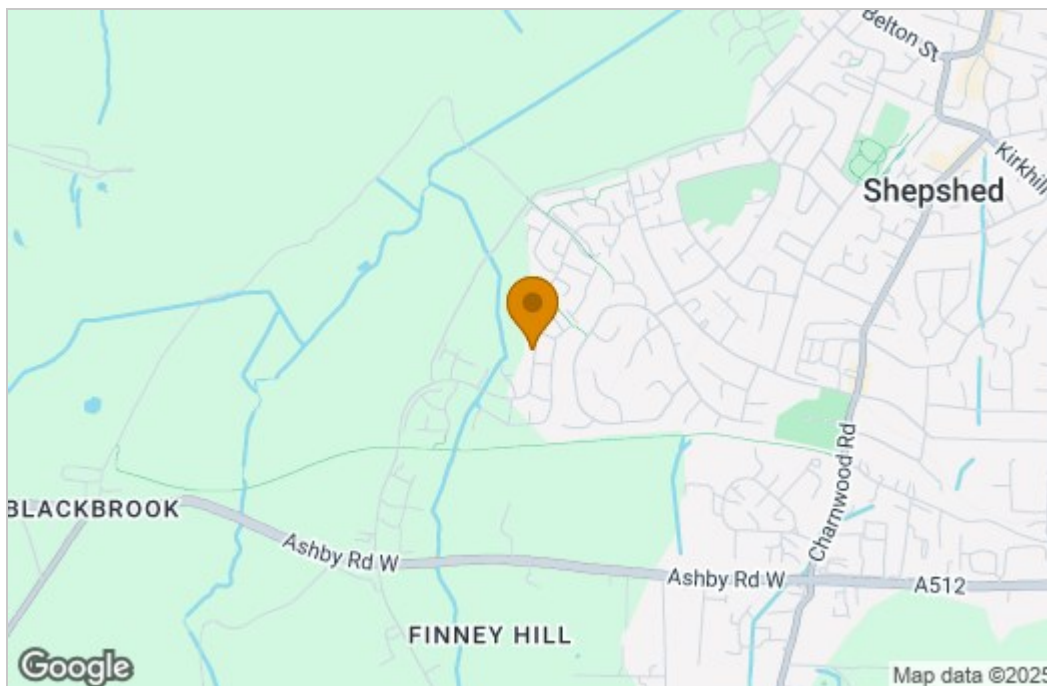
Buttercup Lane, Shepshed
Internal Square Footage: 1109 sq.ft



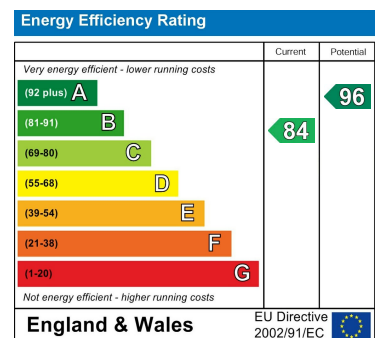
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Area Map



Energy Efficiency Graph



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