

# Holdere

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.

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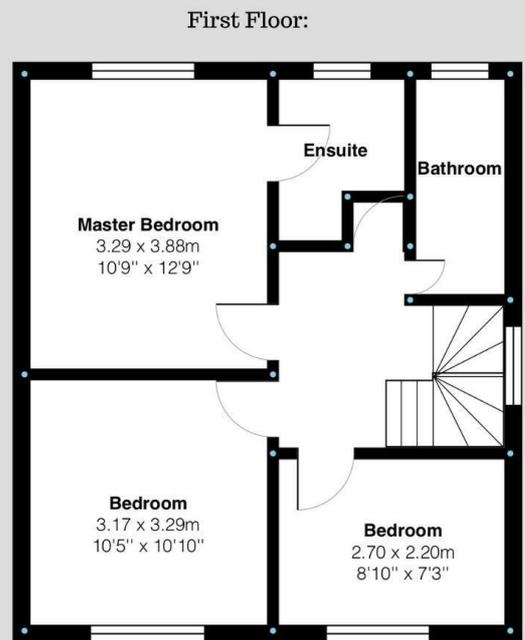
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# Floor Plan



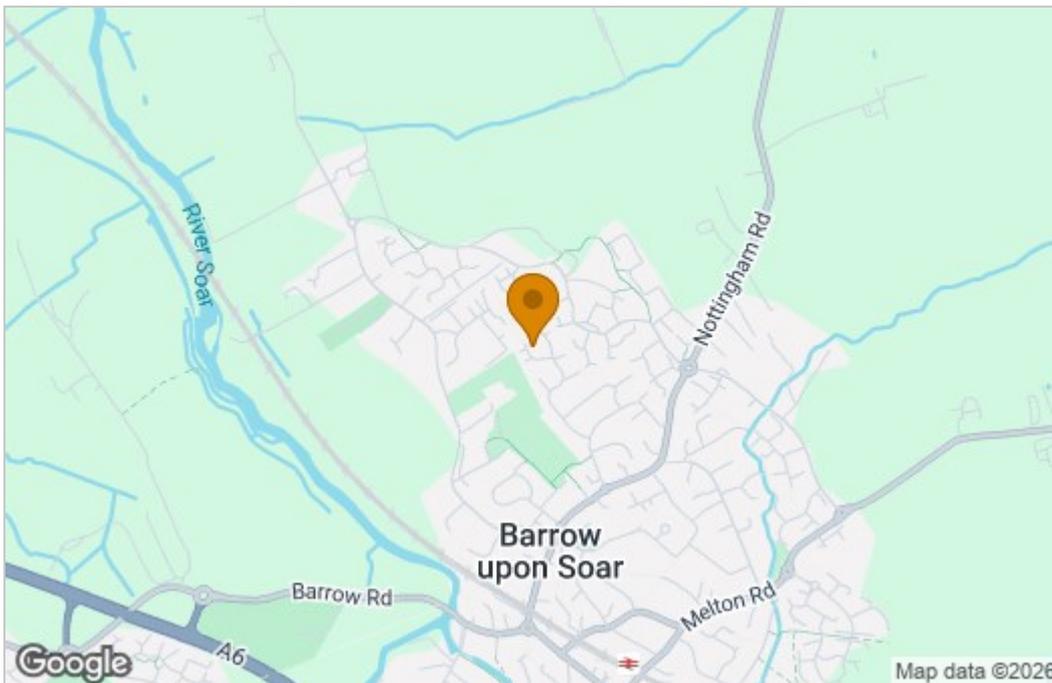
Buttermere Way, Barrow Upon Soar  
Internal Square Footage: Approx 893 sq.ft

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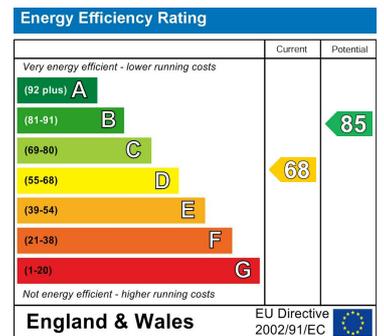
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## Area Map



## Energy Efficiency Graph



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