

Holder's

A Modern Estate Agent



96 Buttercup Lane, Loughborough, LE12 9QA

£275,000

Holder's are delighted to present this very attractive three bedroom semi-detached family home. Built by William Davis with NHBC warranty remaining and sitting on a great plot with a private garden and off road parking for two cars.

Summary

Enter a generous entrance hall that provides access to a modern downstairs W.C. and a handy under stairs storage cupboard. The open plan lounge/diner features patio doors that lead directly to the garden, making it ideal for entertaining, and an abundance of natural light. The fully fitted kitchen is equipped with cabinetry, matching work surfaces, and built-in appliances, which include a double oven, a gas hob with an extractor, a dishwasher, and a fridge freezer.

The hallway provides access to a downstairs W.C., as well as a spacious and well lit sitting room featuring three windows making a great space for all the family to enjoy.

To the first floor are three bedrooms and a modern fitted bathroom suite. The landing is very open and spacious with a storage cupboard and loft access. Bedroom one benefits from built in wardrobes and three windows making it an attractive room. Bedroom two fits a double bed and bedroom three also benefits from a built in cupboard.

The modern bathroom suite features a bath with shower over and shower screen. W.C, wash hand basin and heated towel rail.

To the outside the property has a rear garden complete with a seating area and lawn space, there is a gate to the driveway offering off road parking for 2 cars.

Parking - Two allocated parking spaces next to the house. The property also benefits from an electric car charging point which can stay if required.

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

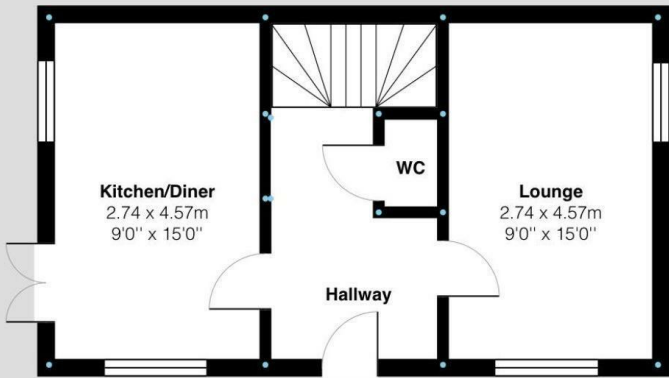
not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make or give any representation or warranty concerning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

Extra Information

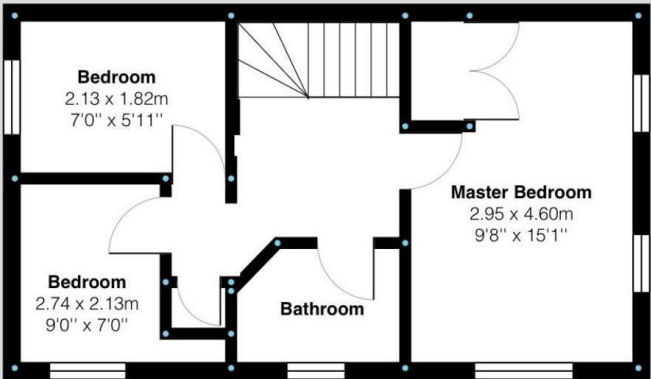
To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/en-gb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

Floor Plan

Ground Floor:



First Floor:



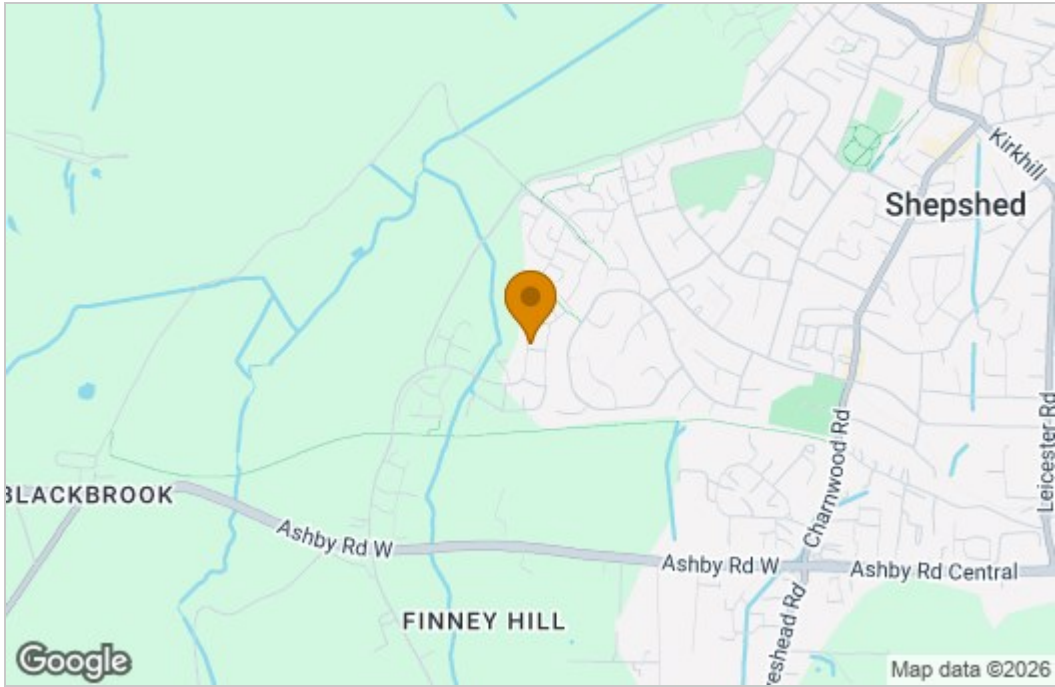
Buttercup Lane, Shepshed
Internal Square Footage: Approx 827 sq.ft



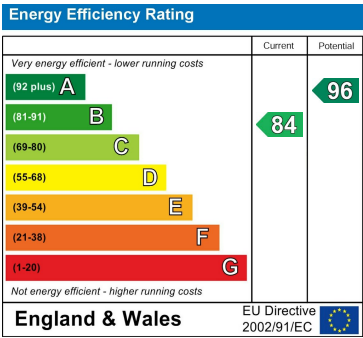
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Area Map



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.