

# Holdere

A Modern Estate Agent



16 Buttercup Lane, Loughborough, LE12 9QA

£240,000

Holdere Estate Agents are delighted to bring to market this immaculately presented two double bedroom semi-detached home, located on the popular William Davis Buttercup Fields development in Shepshed.

This property is perfect for a host of buyers and comprises of a large hallway, w.c., lounge/diner and kitchen. To the first floor the property has two double bedrooms and a family bathroom. Externally the property offers off road parking to the side for several vehicles, an attractive low maintenance front garden and a larger than average landscaped rear garden.

## Summary

The property layout begins with a welcoming entrance hallway that provides access to the main living areas, there is also a conveniently located downstairs w.c.

The w.c. comprises a two piece suite with low flush w.c. and wash hand basin.

The generous lounge/diner spans the depth of the home and is ideal for relaxing and entertaining guests, featuring ample space and natural light from a window to the front and patio doors to the rear allowing for direct access to the garden. A family dining table fits comfortably, while French doors open directly into the garden, creating a seamless flow between indoor and outdoor living.

Adjacent to this is the kitchen, perfect for family meals and offering generous worktop and storage solutions with an integrated electric oven, integrated gas hob with stainless steel extractor over, space for a fridge freezer & under counter space and plumbing for a washing machine. Inside the home is finished with stylish 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 two spacious double bedrooms, each can accommodate a double bed and the associated bedroom furniture. There is also an airing cupboard/storage cupboard located on the landing. 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 south facing rear garden which is mainly laid to lawn and has established borders & patio area. The parking is to the side of the property and can accommodate two or three vehicles.

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.

## 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.

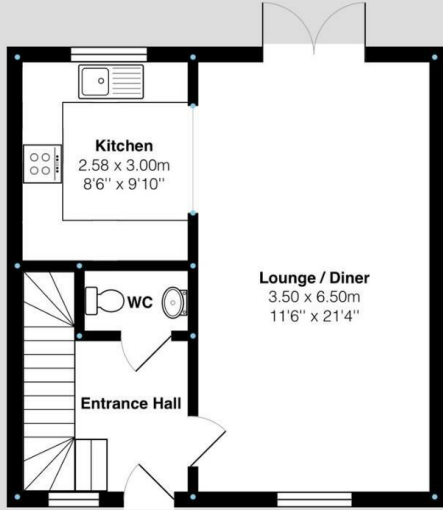
5. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers. Neither Holders Estate Agents nor its agents have any authority to make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

## Extra Information

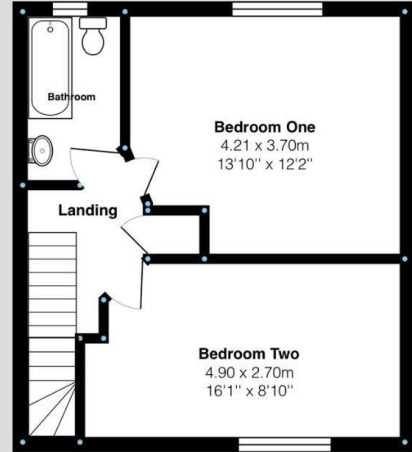
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# Floor Plan

Ground Floor:



First Floor:



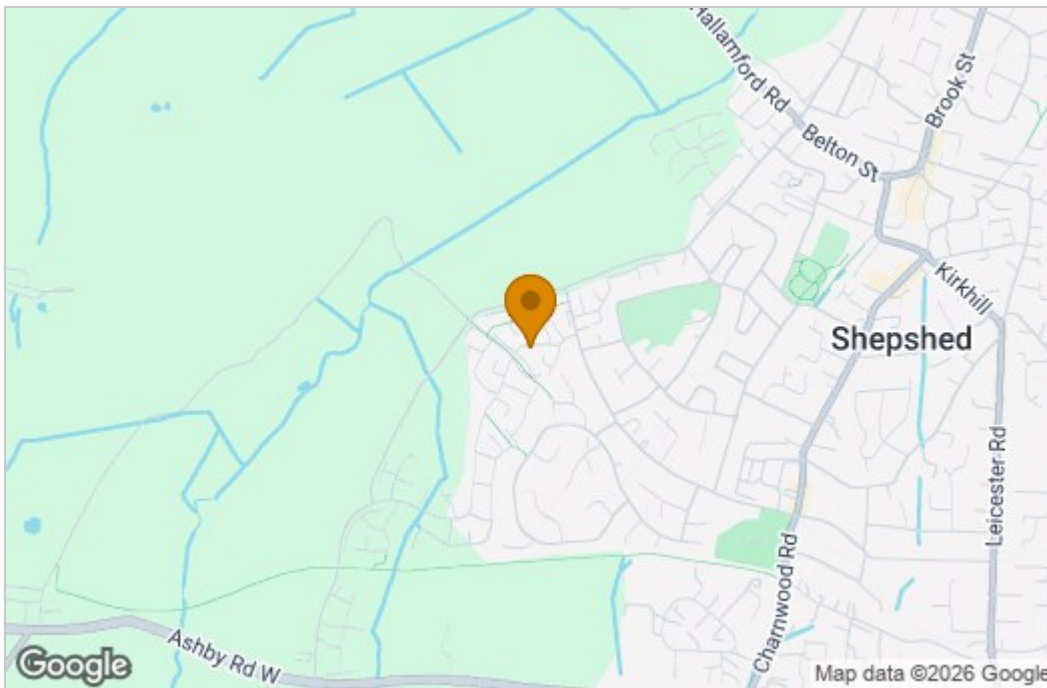
Buttercup Lane, Shepshed  
Internal Square Footage: Approx 841 sq.ft



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## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	85
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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