



Sinclair

93 Buttercup Lane, Shepshed, Loughborough, LE12 9GJ

£300,000

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Generously Proportioned Semi-Detached
- Bedroom One Dressing Room and En Suite
- Private Rear Garden
- Council Tax Band\*: D
- Three Double Bedrooms
- Downstairs Cloakroom/w.c.
- Tandem Drive and Garaging
- Price: £300,000

## Overview

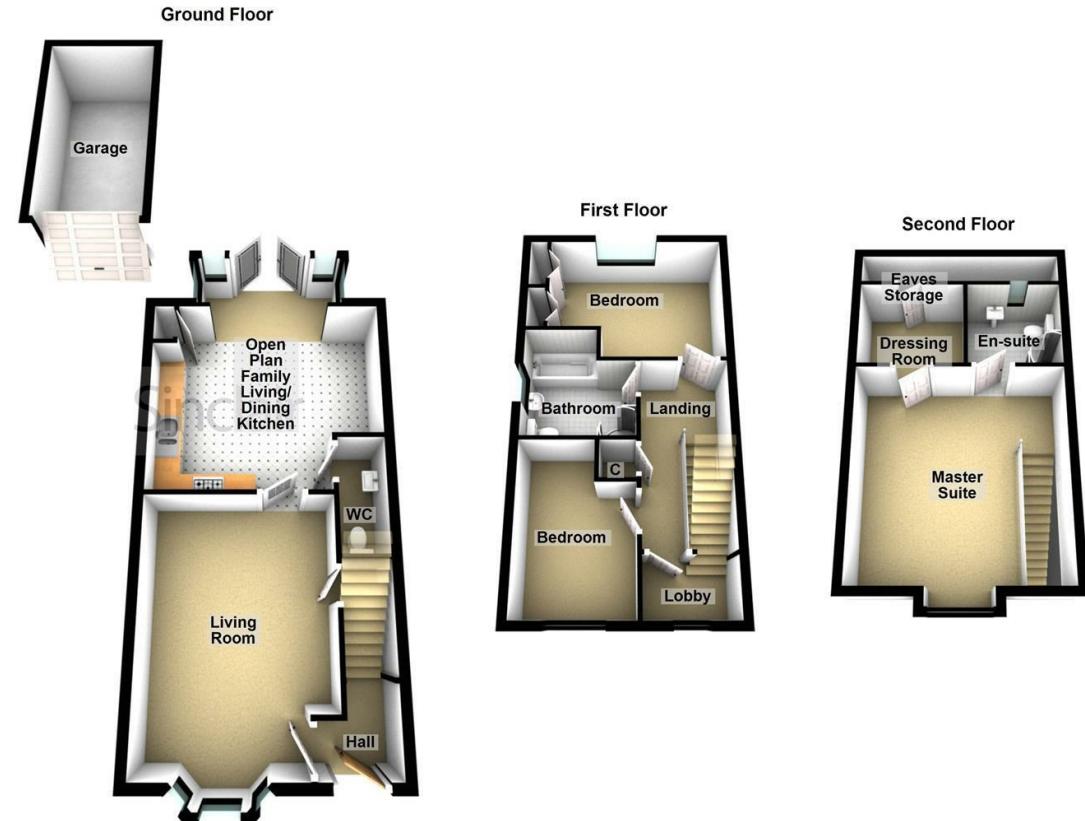
This generously proportioned three double bedroom family home enjoys accommodation over three floors comprising entrance hall, living room, and a pleasant open plan family living dining kitchen and downstairs cloaks w.c. On the first floor landing gives way to two double bedrooms, and a family bathroom with four piece suite. The top floor opens to a master suite with dressing room, and separate en suite shower room. Outside there is a tandem driveway providing off road parking, garaging and the rear garden enjoys privacy to the plot, quite rare for the newer estate. EPC RATING B.

## Location\*\*

Shepshed sits within the borough of Charnwood, is the second biggest settlement after the town of Loughborough and originally grew as a centre for the wool trade. Since the construction of the nearby M1, it has become a dormitory town for Loughborough, Leicester, Derby and Nottingham. Primary schools; Oxley, St Botolph's, Newcroft and St Winefride's. Secondary school; Iveshead School and there are a number of sports teams including Shepshed Dynamo FC, Shepshed RFC and two cricket clubs. It is a well serviced town with an ASDA, Tesco Express, a number of local stores, restaurants/pubs and takeaways. Shepshed has excellent transport links located adjacent to junction 23 of the M1. Nearest Airport: East Midlands (7.4 miles). Nearest Train Stations: Loughborough (5.5 miles) East Midlands Parkway Rail Station (6.1 miles). Nearest Town/City: Loughborough(5.3 miles).



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.



93 Buttercup Lane, Shepshed, Loughborough, LE12 9GJ

Sinclair

## Detailed Accommodation

### Note To Purchasers

It should be noted that there will be an estate management fee for the upkeep of the communal areas. This to date has not been charged but we are advised by the vendor that the figure of approximately £100 per annum has been quoted.

### DETAILED ACCOMMODATION

uPVC double glazed entrance door through to the entrance hall.

#### Entrance Hall

With stairs accessing the first floor, radiator and door accessing the main living room.

#### Main Living Room

16'0 x 11'10 (not including the bay window) (4.88m x 3.61m (not including the bay window))

uPVC double glazed walk in bay window, two radiators and door accessing understairs storage cupboard. Access to open plan family living/dining kitchen.

#### Living Dining Kitchen

17'7 x 15'4 (max) measurements including bay (5.36m x 4.67m (max) measurements including bay)

This room offers a pleasant open space which can accommodate dining and seating areas including the fitted kitchen. The fitted kitchen has one and a half bowl single drainer stainless steel sink unit with chrome mixer tap over and cupboards under. Fitted units to the wall and base, wood effect rolled edged work surface with matching upstand, Smeg gas hob with oven under and extractor fan over, integrated fridge, freezer and dish washer and plumbing for washing machine. Wall mounted and concealed gas boiler, two radiators. The bay is a lovely feature which opens and overlooks the private and enclosed rear garden. There is a door accessing the downstairs cloakroom/w.c.

#### Downstairs Cloakroom/W.C.

The cloakroom/w.c. is fitted with a white w.c. and wash hand basin. Radiator.

#### First Floor Landing

A landing gives way to two double bedrooms, family bathroom and lobby area with access to the second floor. Radiator. Airing cupboard housing hot water cylinder.

#### Rear Bedroom Two

13'3 x 10'3 max 7'7 minimum (front of wardrobe/cup (4.04m x 3.12m max 2.31m minimum (front of wardrobe)

uPVC double glazed window with pleasant outlook over the garden and green space beyond, fitted blinds, radiator and two double built in wardrobes/cupboards.

#### Front Bedroom Three

12'2 x 8'4 (3.71m x 2.54m)

With uPVC double glazed window, fitted blinds, radiator.

#### Family Bathroom

The family bathroom is fitted with a white four piece suite comprising panelled bath, separate shower cubicle with thermostatic shower, low flush w.c. with wash hand basin, tiled splash backs, and heated towel rail. uPVC opaque window.

#### Second Floor

The second floor opens to a particular feature of sale being the master suite.

#### Master Suite

15'5 max x 11'9 minimum x 15'5 (4.70m max x 3.58m minimum x 4.70m )

The master suite has a bedroom area, uPVC double glazed dormer style window with fitted blinds, two radiators, door accessing the walk in dressing room and en suite shower room.

#### Dressing Room

7'9 x 6'9 (2.36m x 2.06m)

With double glazed skylight window, radiator and door accessing useful eaves storage.

#### En Suite Shower Room

Is fitted with a three piece suite comprising walk in shower cubicle with thermostatic shower, low flush w.c. and wash hand basin. Heated towel rail and double glazed skylight window.

#### Outside

To the side of the property is a driveway providing tandem off road parking which in turn leads to garaging. The garage has an up and over door.

The rear garden enjoys privacy to the plot with open green space and pond beyond, there is a slabbed patio area and shaped lawn with additional space to the rear of the garage for storage.



93 Buttercup Lane, Shepshed, Loughborough, LE12 9GJ

Sinclair



93 Buttercup Lane, Shepshed, Loughborough, LE12 9GJ

Sinclair



93 Buttercup Lane, Shepshed, Loughborough, LE12 9GJ

Sinclair



93 Buttercup Lane, Shepshed, Loughborough, LE12 9GJ

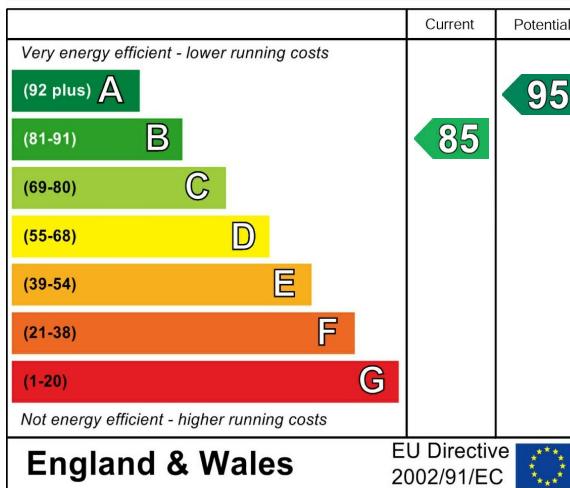
Sinclair



93 Buttercup Lane, Shepshed, Loughborough, LE12 9GJ

Sinclair

## Energy Efficiency Rating



### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

**Digital Markets Competition & Consumers Act 2024 (DMCC ACT)** - The DMCC Act which came into force in April 2025 is designed to ensure that consumers are treated fairly and have all the necessary information required to make an informed purchase. Sinclair are committed to providing material information relating to the properties we market to assist prospective buyers when making a decision to proceed with a property purchase. It should be noted that all information will need to be verified by the buyers solicitors and is given in good faith from information obtained by sources including but not restricted to HMRC Land Registry, Homeseach, Gov.uk and information provided and verified by our vendors.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Referral Fee Disclosure

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

# Sinclair

**Thinking of Selling?**  
**For a free valuation of your property with no obligation**  
**call Sinclair on 01509 600610**



Sinclair Estate Agents Ltd Registered Office: Eltham House, 6 Forest Road, Loughborough, Leicestershire. LE11 3NP.  
Registration Number: 5459388. Sinclair Estate Agents are members of the TPO scheme and subscribe to the TPO code of practice.

**Sinclair**

9 Bullring, Shepshed, Leicestershire, LE12 9PZ  
Tel: 01509 600610  
Email: [shepshed@sinclairestateagents.co.uk](mailto:shepshed@sinclairestateagents.co.uk)