



# Sinclair

93 Buttercup Lane, Shepshed, Loughborough, LE12 9GJ

£300,000

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

## Property at a glance

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

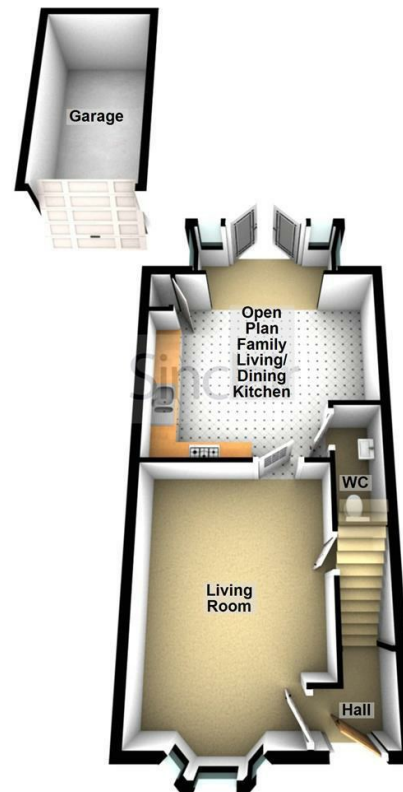
## Location\*\*

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.

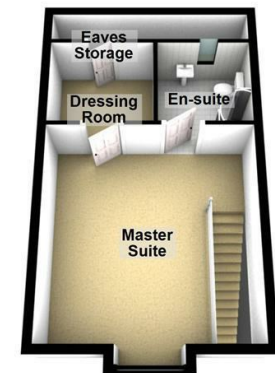
Ground Floor



First Floor



Second Floor



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## 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.



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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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

## 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.

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## Referral Fee Disclosure

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## Thinking of Selling?

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