



47 Buttercup Lane

Shepshed, Leicestershire, LE129QA

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Property at a glance:

- Stunning detached family home
- Four double bedrooms
- Re-fitted breakfast kitchen and utility
- Through lounge and dining room
- Re-fitted en-suite to master bedroom
- Converted double garage to home office/gym
- Front and rear gardens
- Off road parking
- Fantastic location overlooking green space
- Set well back from the road

£485,000 Freehold



A stunning detached home in a remarkable position set well back from the road with excellent plot, landscaped garden and four double bedrooms with re-fitted master en-suite. The property is beautifully presented throughout and has a replacement upgraded utility room and kitchen with marble worksurfaces and spacious open plan family/breakfast space, large through lounge, separate dining/reception room and welcoming hall with galleried landing above and excellent storage throughout. A conversion of the majority of the double garage provides a fantastic home office/gym/hobbies room which is a major benefit and a hugely flexible space.

GENERAL INFORMATION

Shepshed is a popular location ideally placed for access to the University town of Loughborough with its fine range of amenities and also access to the M1 motorway at Junction 23.

Shepshed itself has a thriving centre with a number of shops, pubs and restaurants as well as recreational pursuits.

EPC RATING

This home has an EPC rating of 'B'. A copy of the full report is available and can be viewed at <https://www.gov.uk/find-energy-certificate> using the postcode of the property to search.



ENTRANCE HALL

3.93m x 3.02m (12' 11" x 9' 11") Turning staircase with storage beneath, tiled floor with inset mat well, ceiling light point, smoke alarm, built in cloaks cupboard and doors leading off to the two main reception rooms, living kitchen and at the side to:

GROUND FLOOR WC

2.30m x 1.05m (7' 7" x 3' 5") With tiled floor to match the hall, wash basin and close coupled WC with push button flush, consumer unit, ceiling light point, radiator, extractor fan and obscure UPVC window to the side elevation.





DINING ROOM

3.37m x 3m (11' 1" x 9' 10") With UPVC double glazed three section casement window to the front elevation, central heating radiator, pendant light point and Hive heating controls.

THROUGH LOUNGE

6.10m x 3.54m (20' 0" x 11' 7") With UPVC double glazed walk in box bay window to the front elevation and having two radiators, two pendant light points and UPVC french doors leading to the rear garden with matching side screens.

LIVING KITCHEN/FAMILY ROOM

6.32m x 4.09m (20' 9" x 13' 5") With ample space for both day to day dining and seating with UPVC box bay window overlooking the rear garden, tiled floor and re-fitted with a range of modern shaker style units with contrasting marble work-surfaces, stainless steel sink with posable mixer, Smeg oven and grill, microwave oven with warming drawer, integrated dishwasher and freezer units, five ring Smeg hob with central wok burner and extractor, plentiful power points, UPVC window overlooking the rear garden, ceiling down-lights.

UTILITY ROOM

3.35m x 1.62m (11' 0" x 5' 4") Re-fitted to match the kitchen, space for two appliances, stainless steel sink with drainer and mixer, Ideal central heating boiler, radiator and obscure UPVC door to the side driveway area.

GALLERIED LANDING

4.05m x 2.89m (13' 3" x 9' 6") Overlooking the hallway below and having UPVC window to the front elevation, radiator, two pendant light points and attractive spindle balustrade with oak handrails, built in airing cupboard with hot water cylinder and doors off to all four double bedrooms and the family bathroom.

MASTER BEDROOM

3.34m x 4.56m (10' 11" x 15' 0") Plus recess with fitted wardrobe having hanging rail and shelf. UPVC double glazed windows to front and side elevations, central heating radiator and ceiling light point with a door giving access off to:

EN-SUITE SHOWER ROOM

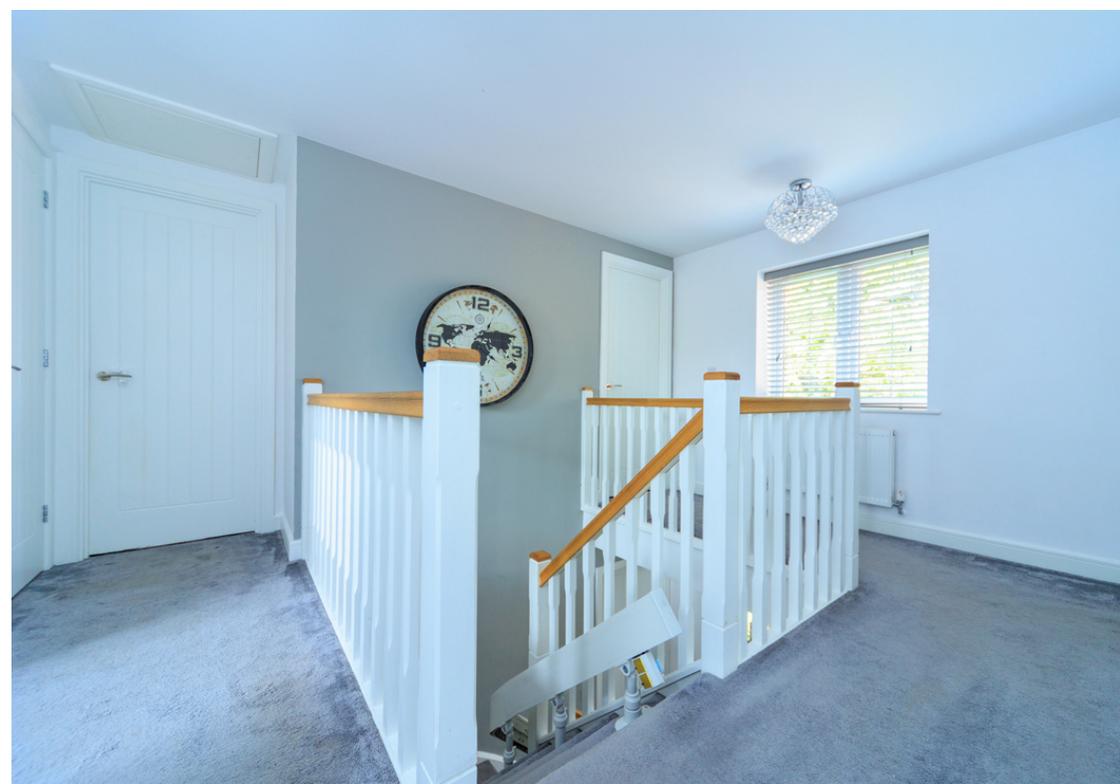
2.67m x 1.98m (8' 9" x 6' 6") Having matching wall and floor tiling, spacious open shower enclosure with rain head and separate hand shower attachment, close coupled WC by Roca with push button flush and pedestal wash basin, down-lights and extractor fan, illuminated mirror with integrated shaver socket, white finish towel radiator and obscure UPVC window to the side elevation.

BEDROOM TWO

3.33m x 2.98m (10' 11" x 9' 9") With double fitted wardrobe having internal hanging and shelving, ceiling light point, UPVC window to the rear elevation and radiator.









BEDROOM THREE

2.98m x 2.95m (9' 9" x 9' 8") With large fitted wardrobe having internal hanging and shelving, ceiling light point, UPVC window overlooking green space to the front elevation, central heating radiator.

BEDROOM FOUR

3.04m x 2.93m (10' 0" x 9' 7") With Ceiling light point, UPVC window to the rear and central heating radiator.

FAMILY BATHROOM

2.60m x 1.96m (8' 6" x 6' 5") Recess with large fully tiled shower cubicle with thermostatic shower and an additional three piece suite: Roca wall mounted wash basin, close coupled WC and panelled bath with tiled surround to dado height, white finish towel radiator, ceiling down-lights, fitted mirrored cabinet, shaver socket and obscure UPVC window to the rear elevation.



OUTSIDE SPACE'S

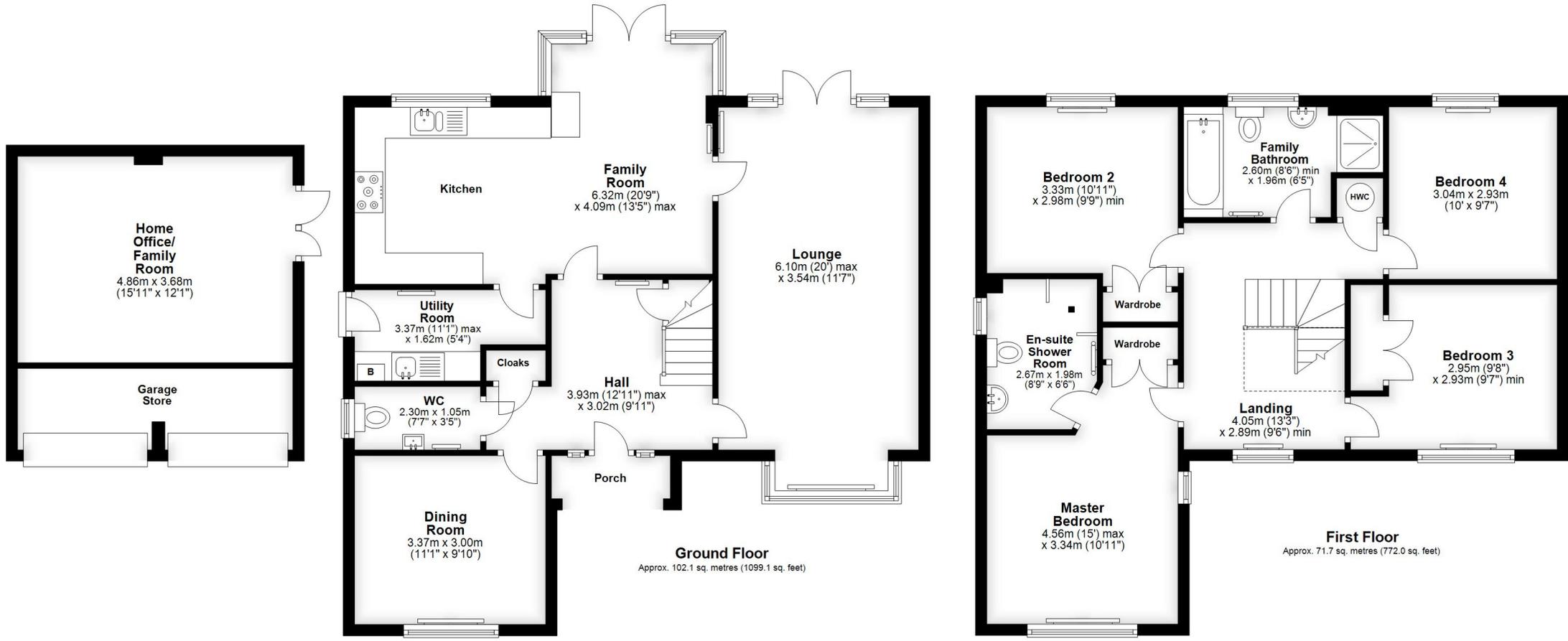
The property sits in a fantastic spot within the development on a crescent shaped, shared private driveway facing a good sized green space with a beautiful mature specimen Oak tree to the centre. The frontage is simply laid out with lawn and paving leading to the porch and to the left hand side a two car double width driveway provides parking with access to the storage section at the front of the double garage (partially converted internally)

The rear garden is a good size and has been landscaped with a substantial block paved patio space, central circular feature, lawned area, bedding plants and fencing to the boundaries.



OUTSIDE OFFICE (FORMER DOUBLE GARAGE)

4.86m x 03.68m (15' 11" x 12' 1") A conversion of the majority of the double garage space creating a flexible room which is large enough for use as a Gym, Hobbies Room, Home Office, Workshop and other uses as required, also easily converted back to garage space with the removal of the partition wall which separates off the front portion of the Garage which is used as storage.



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property – if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor



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