



122 Buttercup Lane, Shepshed

Loughborough, Leicestershire, LE129GJ

MOORE
& YORK



Property at a glance:

- Three bedroom detached property
- Driveway and garage
- Master en-suite and dressing area
- Deposit contribution on offer
- Flooring included throughout
- Turfed garden with patio
- Spacious lounge with bay
- Open aspect to green space
- Hive smart heating system

£315,000 Freehold



FLOORING INCLUDED! Reserve for just £90! This home is in a prime position overlooking the green space and benefits from a large kitchen with appliances included and French doors leading out to the south facing garden. Thoughtfully laid out and full of great design details, The Lea is an attractive, practical three bedroom home. The spacious lounge has a beautiful bay window and leads through via a lobby to an open plan dining kitchen with separate utility room and cloakroom/WC. The French doors from the dining area take you straight out to the garden, creating a light, airy space you'll love all year round. Up on the first floor, you'll find a principal bedroom with built-in wardrobe area and en-suite, plus two further bedrooms and a modern family bathroom. Looking for space to work from home? Bedroom three would make the perfect home office. Outside there is a turfed garden, driveway and garag

SHEPshed

Shepshed is a thriving small town and popular location ideally placed for access to the University town of Loughborough with its fine range of amenities, shops, pubs and restaurants as well as recreational pursuits being situated on the edge of the renowned Charnwood Forest with a wealth of golf courses, equestrian facilities and of course Beacon Hill and Bradgate Parks.

The town is ideally positioned for commuting throughout the midlands with excellent access to the M1, A/M42, Midland Mainline train services and East Midlands International Airport at junction 23a of the M1.

EPC RATING

The property has an EPC rating of 'B' for further information and to see the full report please visit: <https://www.gov.uk/find-energy-certificate> and use the postcode when prompted.



PART EXCHANGE & ASSISTED MOVE

Part exchange and Assisted move offers will be considered on the basis that the value of the home you are selling does not exceed 70% of the value of the home you are wishing to purchase.

Please call us to arrange a valuation of your home should you wish to consider either option.

FRONTAGE, DRIVEWAY & GARAGE

The frontage is laid to decorative planting and a pathway to the porch with a driveway to the side of the plot allowing parking and leading to the single garage and, via a gate, to the rear garden.

CANOPY PORCH

An inviting open plan outside reception space, leads internally to:





HALL

2.35m x 1.42m (7' 9" x 4' 8") With ceiling lighting, Upvc window to the side elevation, door to the lounge. Stairs to first floor.

LOUNGE

4.85m x 3.67m (15' 11" x 12' 0") plus bay. A spacious bay fronted room having Upvc windows to the front elevation as well as ceiling lighting and radiator. Door at the rear to:

LOBBY

With open doorway to the kitchen/dining space and door at the side to:

GROUND FLOOR WC

1.72m x 0.91m (5' 8" x 3' 0") With two piece suite, radiator, Upvc window to the side elevation and ceiling lighting.

KITCHEN & DINING ROOM

4.68m x 3.65m (15' 4" x 12' 0") With ample dining space this spacious room has a Upvc window and French doors to the garden, excellent storage and lots of worktop space as well as built in appliances, radiator, ceiling lighting and a door leading off to:

UTILITY ROOM

1.75m x 1.39m (5' 9" x 4' 7") With space for two appliances and wall mounted boiler, radiator, ceiling lighting.

FIRST FLOOR LANDING

2.97m x 1.97m (9' 9" x 6' 6") With Upvc window to the side elevation, 'airing' cupboard, ceiling lighting, radiator and access to all three bedrooms plus the family bathroom.

MASTER BEDROOM

3.67m x 4.13m (12' 0" x 13' 7") max. With Upvc window to the rear elevation, ceiling lighting, radiator and dressing area with fitted wardrobes thence a door leading off to:

EN-SUITE SHOWER ROOM

1.83m x 1.67m (6' 0" x 5' 6") With three-piece suite including a quadrant shower cubicle, ceiling lights, towel radiator and Upvc window to the rear elevation.

BEDROOM TWO

4.14m x 2.62m (13' 7" x 8' 7") With ceiling light, radiator and Upvc window to the front elevation.

BEDROOM THREE

3.06m x 1.98m (10' 0" x 6' 6") With ceiling light, radiator, built in storage and Upvc window to the front elevation.

FAMILY BATHROOM

2.61m x 2.29m (8' 7" x 7' 6") With three piece suite including a paneled bath plus towel radiator, ceiling lighting, Upvc window to the side elevation.

GARDEN

With paving and lawn, accessed via a gate from the driveway.

ANNUAL SERVICE CHARGE

An annual service charge is payable for the maintenance of open spaces and the play area. The approximate cost is £237.42 for all phase four properties. (Correct as of 5th March 2025)

COUNCIL TAX BAND

The property has a council tax rating of 'TBC' via Charnwood Borough Council.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal, potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

MONEY LAUNDERING

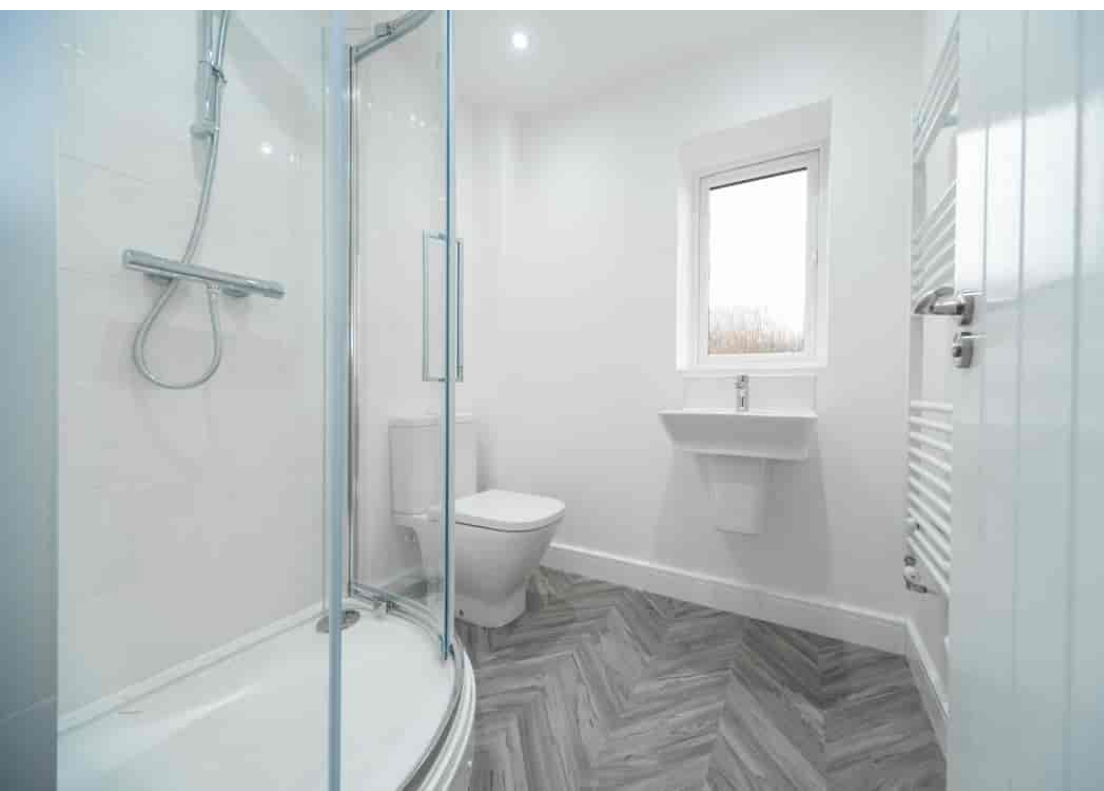
If you have an offer agreed we are legally bound to carry out ID and Anti-Money Laundering checks and on acceptance of offer one of our onboarding team will contact you to guide you through this secure process. There will be a upfront cost of this of £79.99 plus VAT for these checks.

FLOOR & PLOT PLANS

Purchasers should note that the floor/Plot plan(s) included within the property particulars is/are intended to show the relationship between rooms/boundaries and do not necessarily reflect exact dimensions. Plans are produced for guidance only and are not necessarily to scale. Purchasers must satisfy themselves of matters of importance regarding dimensions or other details by inspection or advice from their Surveyor or Solicitor.

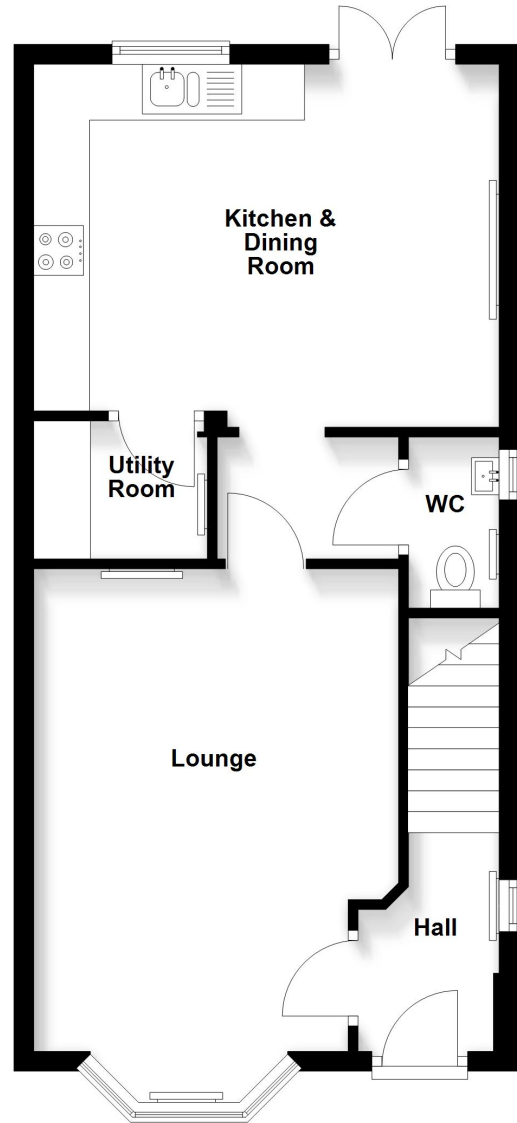
IMPORTANT INFORMATION

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.



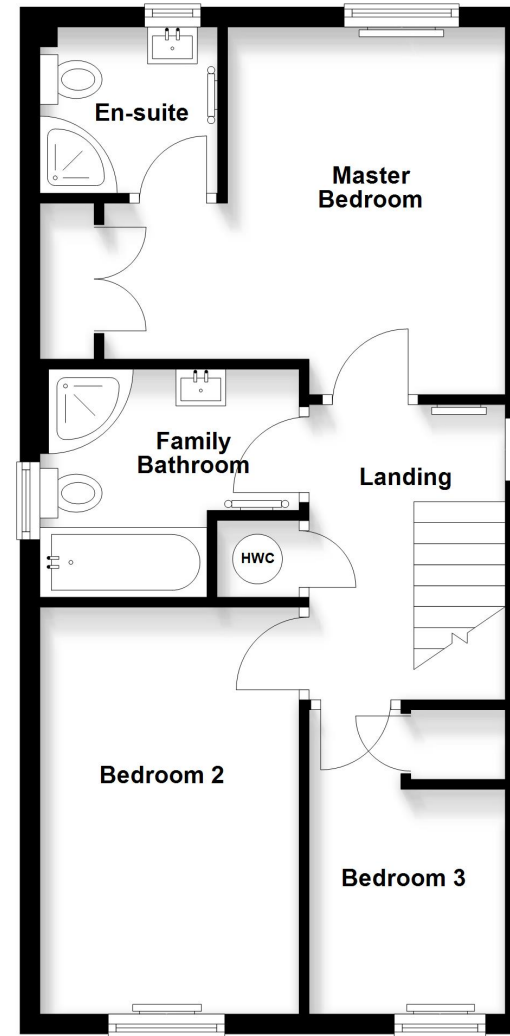
Ground Floor

Approx. 502.9 sq. feet



First Floor

Approx. 501.6 sq. feet



Total area: approx. 1004.5 sq. feet

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

