

Holdings

A Modern Estate Agent



32 Sullington Road

Shepshed, Loughborough, LE12 9JG

£195,000



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The accommodation briefly comprises; lounge and beautifully refitted open plan dining kitchen. On the first floor, a landing gives way to two bedrooms and a bathroom fitted with a four piece suite. Outside of the property to rear there is a large garden making a great space to enjoy the summer months in.

Upon entering the hallway this has a stairwell to first floor and door to the Lounge. The lounge features a beautiful beam ceiling, a feature fireplace and a double glazed window offering views of the front aspect. The lounge seamlessly flows into the dining kitchen, which has been newly fitted. The kitchen boasts units and work surfaces over with an inset sink, oven and hob and door to the rear garden. The dining space is flexible to suit the buyers needs and would make an ideal secondary reception room and study space.

The property offers two bedrooms, with the main bedroom featuring a double glazed window capturing views of the front aspect, and plentiful space for wardrobes. The second bedroom includes a double glazed window overlooking the rear aspect.

The bathroom is equipped with a newly fitted four piece comprising of a bath, separate walk in shower, low flush w/c and wash hand basin.

One of the standout features of this charming cottage is its expansive garden. Split into various sections, the garden boasts a flower bed area, a lawned area, and a large storage space that

includes storage sheds. The property also offers side access to the front of the property for added convenience.

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.



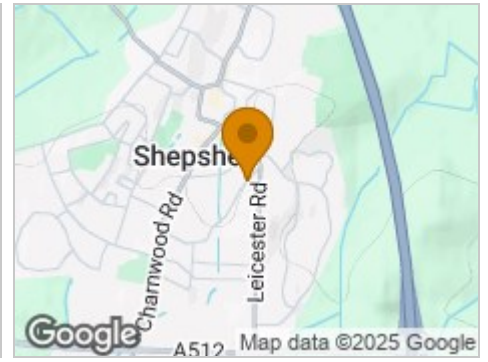
Road Map



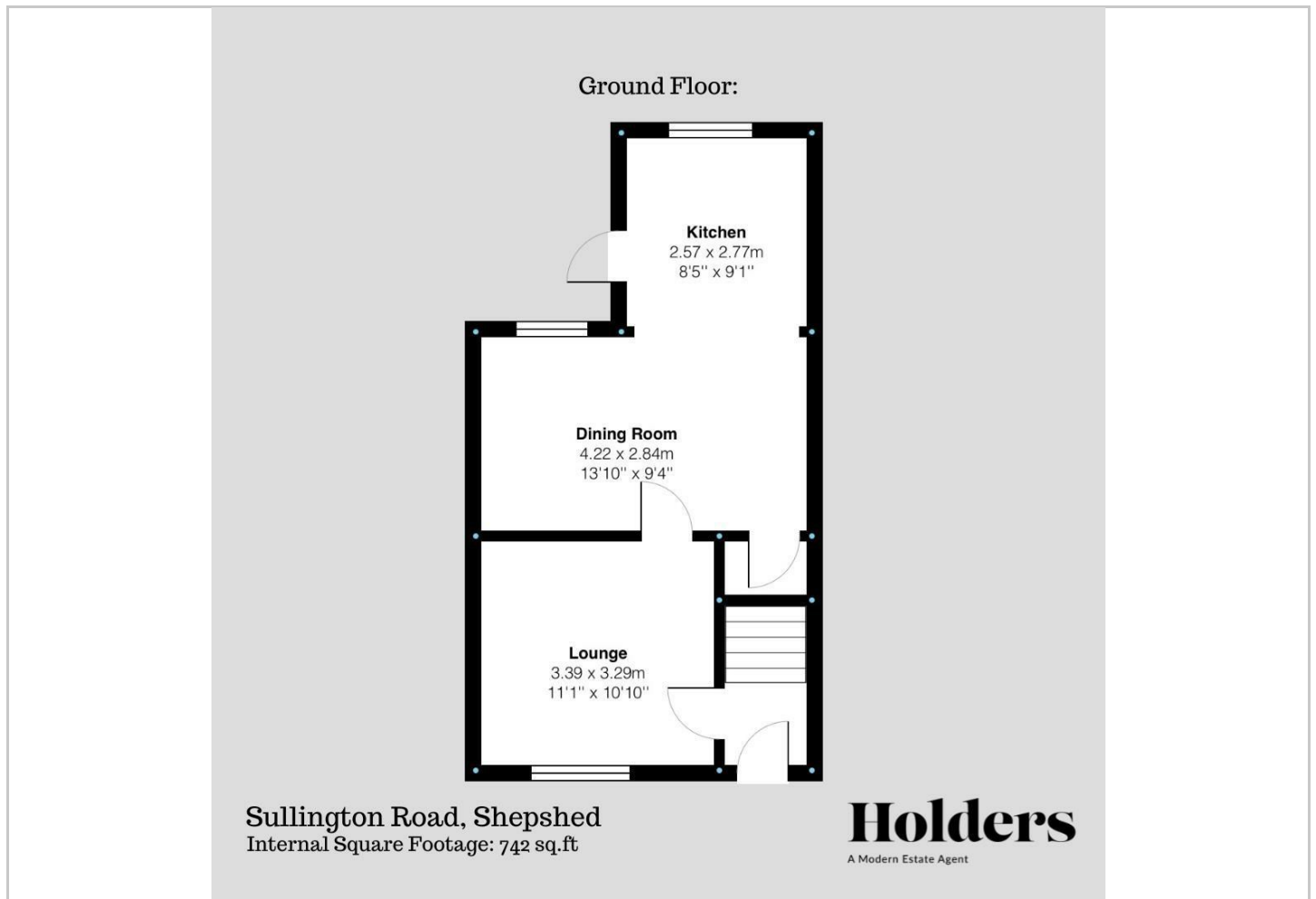
Hybrid Map



Terrain Map



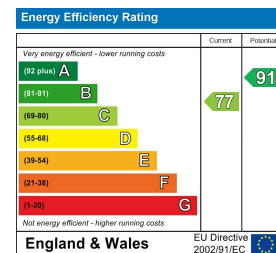
Floor Plan



Viewing

Please contact our Holders - Loughborough Office on 01509 451100 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.