



73 Sullington Road, Shepshed, Loughborough, Leicestershire, LE129JF

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### Property at a glance:

- Detached Home
- Well Presented
- Four Bedrooms
- Spacious Accommodation
- Large Garden
- Village Location
- Amenities and Schools Nearby
- Parking For Multiple Cars
- Detached Garage
- Two Reception Rooms
- Kitchen Breakfast Room
- Non Estate Location

£314,950 Freehold



A spacious, extended detached family home with large rooms and fantastic outside space including a generously proportioned garden at the rear and multi-car driveway. The accommodation is well presented, central heated and Upvc double glazed and includes a good sized hall, lounge, dining/family room, breakfast kitchen and four bedrooms (three doubles) plus family bathroom to the first floor. The property enjoys a non estate location in this sought after edge of Charnwood Forest location close to amenities, schools and travel links.

### SHEPSHED

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 being set on the fringe of the Charnwood Forest with golf courses, equestrian centres and many other



facilities on the doorstep.

### EPC RATING

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

### FRONTAGE AND DRIVEWAY

The property's frontage is lawned with a central pathway leading to











the front door and wrought iron access gate with walling to the front boundary. To the left of the wide plot a driveway provides off road parking for up to four/five cars leading to the detached single garage.

### **ENTRANCE PORCH**

1.77m x 0.64m (5' 10" x 2' 1") With

composite door and side screens to the front elevation and internal Upvc door with glazed side screens leading to:

### **HALL**

5.13m x 1.77m (16' 10" x 5' 10") With doors to the lounge, dining/family room and breakfast kitchen, understairs storage space, ceiling

light point and radiator point.

### **DINING/FAMILY ROOM**

5.17m x 2.56m (17' 0" x 8' 5") Dual aspect with Upvc windows to front and rear, radiator, coved ceiling with two light points.

### **LOUNGE**

5.13m x 3.64m (16' 10" x 11' 11") With Upvc bow window to the front elevation, central heating radiator and coved ceiling with two light points.

### **KITCHEN BREAKFAST ROOM**

5.52m x 3.32m (18' 1" x 10' 11") A spacious room with a good range of fitted storage to base and eye level with contrasting work surfaces and space for range, washing machine and american style fridge freezer. The room has downlights throughout, Upvc door to side and Upvc window and French doors to the rear elevation.

### **FIRST FLOOR LANDING**

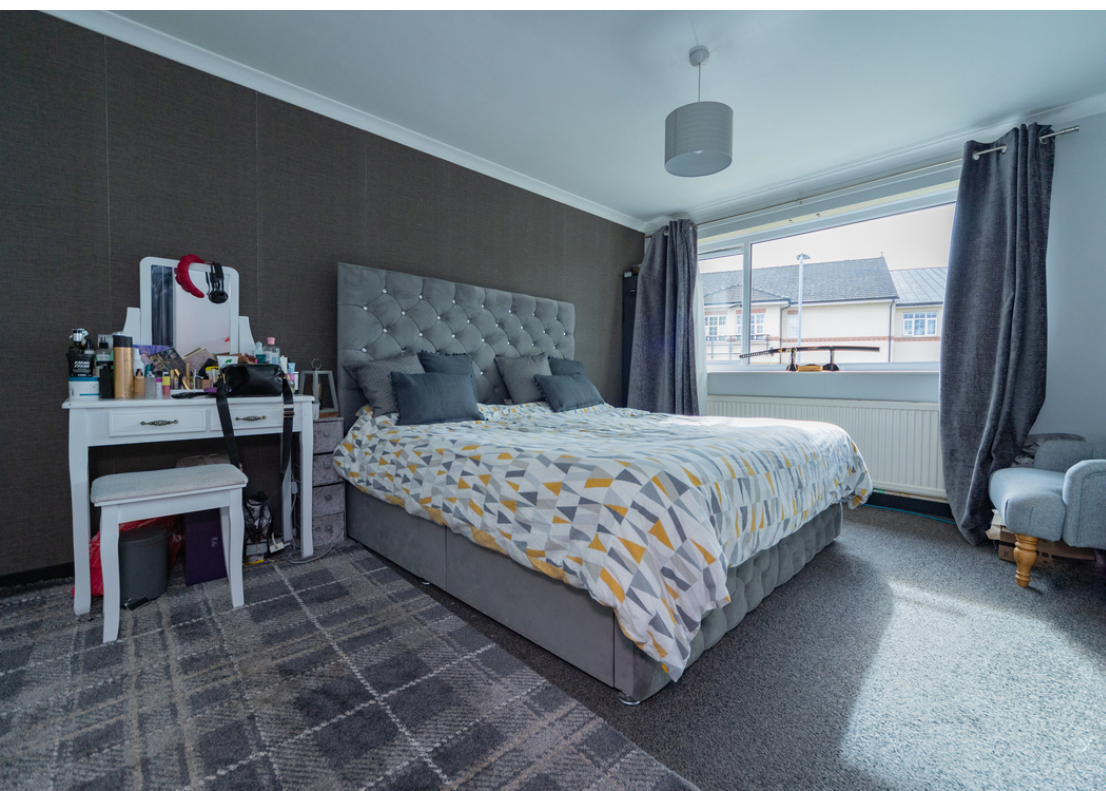
4.26m x 2.00m (14' 0" x 6' 7") Ave. With loft hatch, ceiling light point,















built in airing cupboard and Upvc window to the side elevation.

### **MASTER BEDROOM**

4.46m x 3.51m (14' 8" x 11' 6") Plus fitted wardrobes which cover one entire wall with a mixture of storage and sliding doors. Coved ceiling with light point, radiator and Upvc window to the front elevation.

### **BEDROOM TWO**

4.24m x 2.55m (13' 11" x 8' 4") A double room with Upvc window to the front elevation, coved ceiling with light point, central heating radiator.



### **BEDROOM THREE**

3.31m x 2.92m (10' 10" x 9' 7") A double room with Upvc window to the rear elevation, ceiling light point and central heating radiator.

### **BEDROOM FOUR**

2.15m x 2.02m (7' 1" x 6' 8") A single room with Upvc window to the front elevation, central heating radiator and coved ceiling with light point.

### **BATHROOM**

2.57m x 2.09m (8' 5" x 6' 10") With suite comprising bath with shower and glazed screen with full height tiling, vanity unit with WC, washbasin and storage, towel rail,

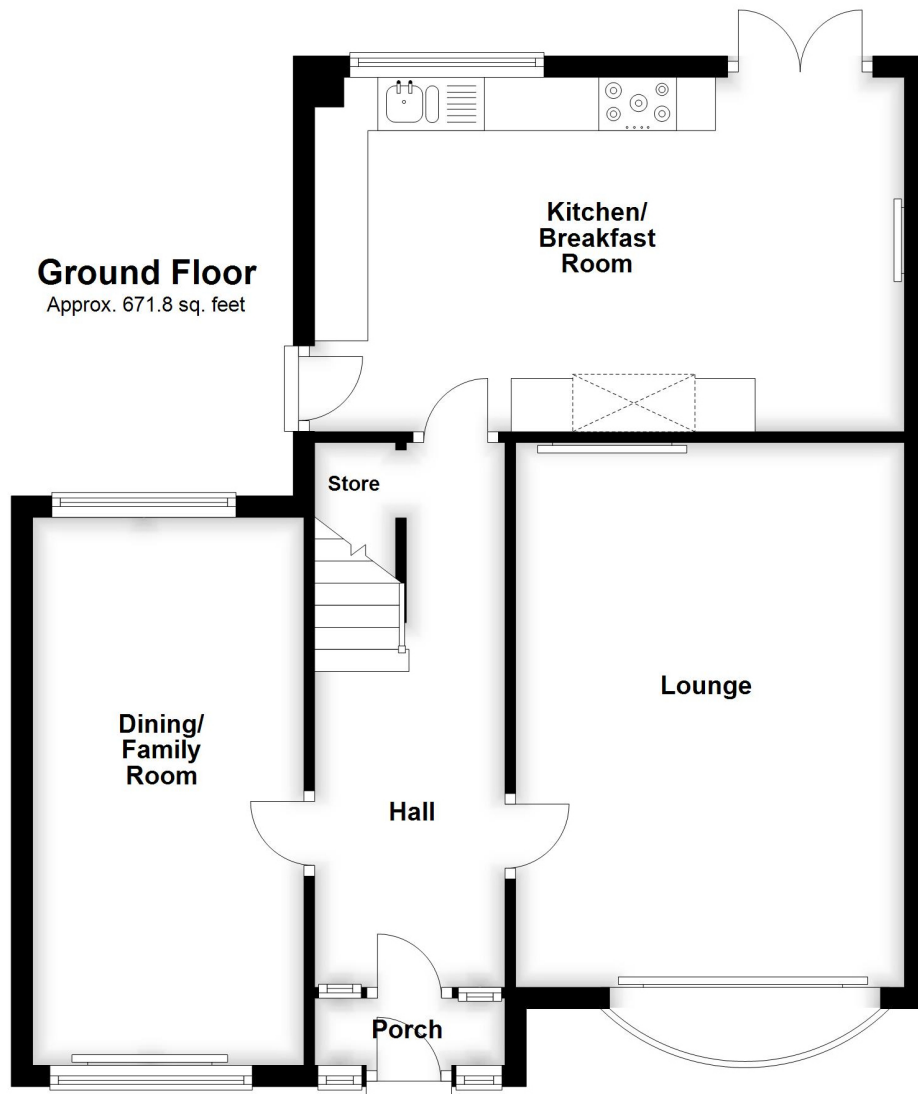


ceiling down-lights and Obscure Upvc window to the rear elevation.

### **GARDENS & GARAGE**

With covered patio seating area to the immediate rear and further paving between the house and the detached garage, outside tap and substantial lawn with further paved area. The garage is a sectional unit with door and window to the side and up/over door to the front.





**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



