

# Holdere

A Modern Estate Agent



9 Sullington Road, Loughborough, LE12 9JF

£185,000

Holdere are delighted to offer this two / three-bedroom mid terrace property, situated in a fantastic location within Shepshed, offering excellent transport links and easy access to local Primary and Secondary Schools. The property is in great condition throughout and provides spacious character accommodation over two floors.

Upon reaching Sullington Road, you find the low maintenance block paved fore garden giving access to the front

The main entrance door opens directly into the living room, which features a double-glazed window facing the front and a staircase leading to the first floor. This inviting space is ideal for relaxation, showcasing modern decor and a focal fireplace. From here, you can access the dining/family room, a flexible area that can accommodate either a dining table and chairs or a sofa. To the rear is the kitchen is equipped with a variety of matching wall and base units. It includes built-in appliances such as an oven, hob, and extractor fan.

As you ascend to the first floor, you will discover three bedrooms the front room can easily be returned to a large double sized room. Completing this floor is a family bathroom complete with a bath with shower over, low flush w/c and wash hand basin.

Returning to the ground floor and stepping outside, you will find a spacious garden. The garden is a great space to enjoy the summer months in and includes a patio area and astroturf lawn space. .

### **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.

Floor Plan

Ground Floor:



Sullington Road, Shepshed

**Holders**  
A Modern Estate Agent

First Floor:



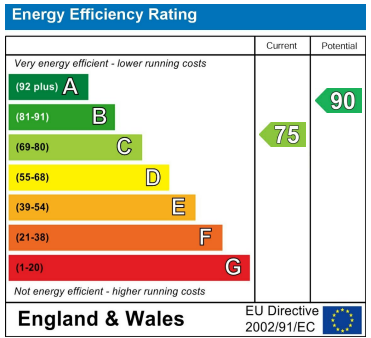
Sullington Road, Shepshed

**Holders**  
A Modern Estate Agent

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.