

Sinclair

An aerial photograph of a white, two-story house with a red-tiled roof. The house features several multi-paned windows and a central entrance with a small brick porch and a yellow door. The property is surrounded by dense green trees and a large, dry garden area. In the background, other houses and a hill are visible under a clear sky.

57 Sullington Road, Shepshed
Loughborough

£695,000

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Shepshed, Loughborough

Spacious five-bedroom detached period cottage in Shepshed with large garden, ample parking, detached workshop, and versatile living space full of character.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Detached House
- Five Bedrooms
- Period Property
- Large Plot
- Outbuildings & Large Driveway
- Beautifully Presented Throughout
- One of a Kind
- Exudes Character & Charm
- Four Reception Rooms
- EPC Rating C



Entrance Porch

Enter by a solid oak front door, double glazed windows to both left and right elevations, whilst providing access to the reception hall.

Reception Hall

12' 3" x 12' 8" (3.73m x 3.86m)

Entered via a solid oak front door and porch, comprising parquet flooring, exposed timber beams, oak framed double glazed window to front and wall lighting. A feature cast iron fireplace (not in use) and having recess shelving.

Hallway

Giving way to both the lounge and utility room, respectively. The inner lobby also facilitates access to the conservatory and having stairs to the first floor. Also having an oak framed double glazed window to rear and cloaks cupboard.

Utility Room

6' 2" x 7' 5" (1.88m x 2.26m)

Having a range of base units with space and plumbing for appliances, oak framed, double glazed window to rear, wall mounted gas fired, central heating boiler, and tiled effect vinyl flooring.

Lounge

17' 4" x 17' 5" (5.28m x 5.31m)

Enjoying a dual aspect with oak framed double glazed window to front. Further timber framed French doors accessing the rear garden flanked by double glazed windows to either side, solid oak flooring and an open fire place with brick surround and oak mantle. Complemented by alcove shelving and a range of wall lighting.

Dining Room

12' 3" x 11' 0" (3.73m x 3.35m)

Enjoying a range of exposed timber beams, wall lighting, a cast iron fireplace. Double glazed multi pane window to front and opening into the snug.



Snug/ Office

12' 3" x 13' 9" (3.73m x 4.19m)

Accessible via the dining room, the snug enjoys oak flooring and further oak double glazed window to front, an additional timber framed double glazed window to side, wall lighting and an exposed timber beam.

Dining Kitchen

20' 5" x 12' 7" (6.22m x 3.84m)

Inclusive of an attractive range of wall and base units with complimentary work surfaces, a one and half bowl porcelain sink drainer unit with tiling to splash prone areas. A five ring gas range cooker with extractor hood above and enjoying a walk in pantry. Other benefits include an integrated dishwasher, oak double glazed window to rear, with timber framed side door accessing the private rear garden.

Conservatory

11' 8" x 14' 1" (3.56m x 4.29m)

Comprising a dwarf brick wall base with timber framed double glazed windows above and featuring tiled flooring, under floor heating, wall lighting and double timber framed French doors accessing the private rear garden.

Landing

Stairs rising to the first floor providing access to the entirety of the first floor. The landings are split into a lower and upper landing and comprise an oak framed double glazed window to rear.

Family Bathroom

6' 4" x 7' 8" (1.93m x 2.34m)

This three piece comprises a jacuzzi p-shaped bath with jet functionality and a splash screen with thermostatic mixer shower over, a pedestal wash hand basin, a low level w.c, shaver point, part tiled walls, oak framed double glazed window to rear.





FRONT GARDEN

A well maintained lawn bisected by a paved walkway, with adjacent shrubs and trees give way to the front door. Period style lamp post and a block paved driveway, offering off road parking for multiple vehicles surrounded by a part brick wall to front.

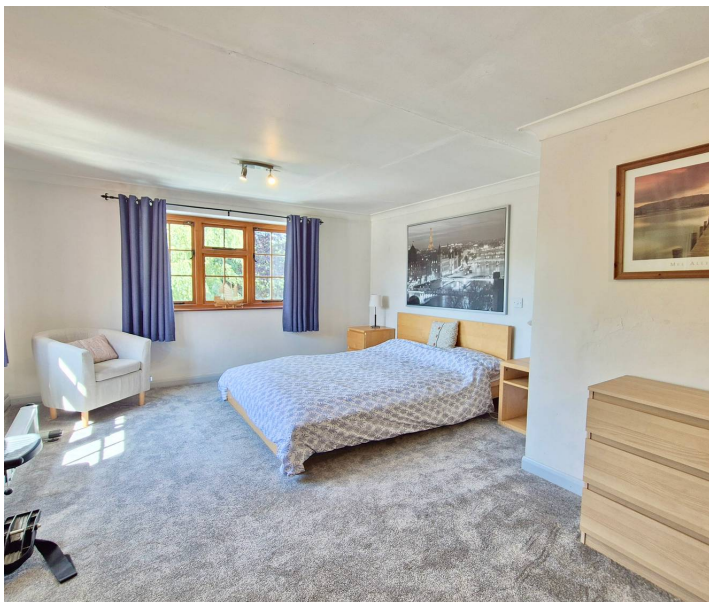
REAR GARDEN

Enjoying a sunny aspect and having paved seating areas shaded by an awning and facilitated by a waterpoint. With further wall lighting, the rear garden enjoys side gated access. Lawn hosting a range of trees, fruit trees and shrubs, and a timber framed pergola partitioning the rear portion of the garden, which enjoys a timber framed gazebo over a deck seating area, outside socket, a garden shed and a further area of woodland down to the brook.

DRIVEWAY

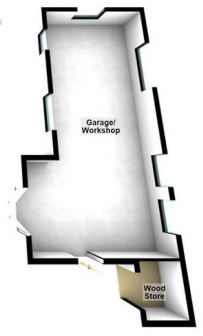
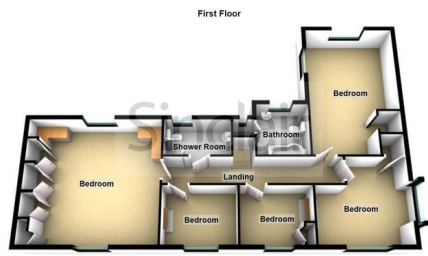
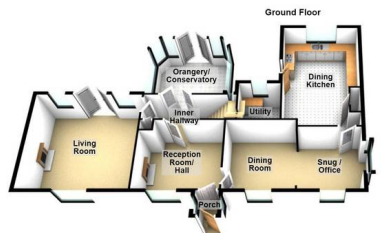
4 Parking Spaces

Providing off road parking for multiple vehicles.





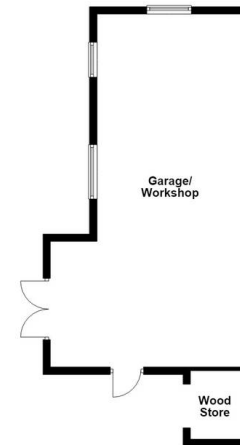
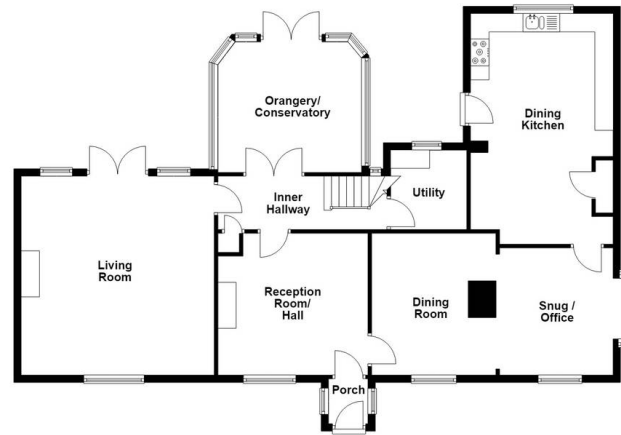




Sinclair



Ground Floor



First Floor





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