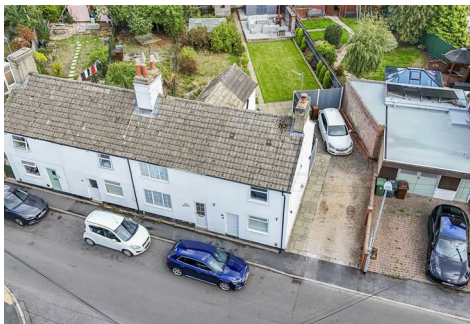


Holders

A Modern Estate Agent



34 Sullington Road, Loughborough, LE12 9JG

£200,000

Beautifully presented throughout, this thoughtfully updated two-bedroom home combines period character with contemporary style, including beamed ceilings, refitted Shaker-style kitchen, modern bathroom and spotlights throughout. Externally, there is a driveway providing parking for multiple vehicles, gated rear access and an attractive landscaped garden with patio seating areas, lawn, shrubbed borders and storage shed.

Summary

Situated within a popular residential location in Shepshed, this beautifully presented two-bedroom home has been thoughtfully updated throughout, combining contemporary styling with characterful features. Having been rewired and replastered, the property offers a turn-key opportunity for buyers seeking a stylish and well-appointed home, with the added benefit of generous off-road parking and a landscaped rear garden.

The front entrance door opens directly into the inviting lounge, which provides a comfortable principal reception space and features attractive beamed ceilings, a vertical radiator and wall lighting. A step leads through to the contemporary refitted kitchen, fitted with a range of white Shaker-style units complemented by bespoke cabinetry. There is useful access to an understairs storage cupboard, while doors open directly onto the rear garden, creating a practical connection between the kitchen and outside space. Spotlights are fitted throughout the property, adding to the clean and modern finish.

To the first floor, the landing provides access to two well-proportioned bedrooms, with the principal bedroom positioned to the rear and a further bedroom to the front. The stylish family bathroom is finished with white tiled surrounds and features a modern three-piece suite comprising a bath, low-level WC and wash hand basin.

Externally, the property benefits from a driveway to the side providing parking for multiple vehicles, with gated access leading through to the rear. The enclosed rear garden has been thoughtfully arranged with a patio seating area adjoining the property, leading onto a lawn and a further patio seating area towards the rear. A wooden storage shed provides useful additional storage, while established shrubbed borders add colour, privacy and a pleasant landscaped feel.

Offering an appealing blend of character, contemporary improvements, practical accommodation and attractive outside space, this is a superb opportunity for first-time buyers, couples or those looking for a well-presented home in a convenient Shepshed setting. Viewing is highly recommended to fully appreciate the quality and versatility of the accommodation on offer.

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.

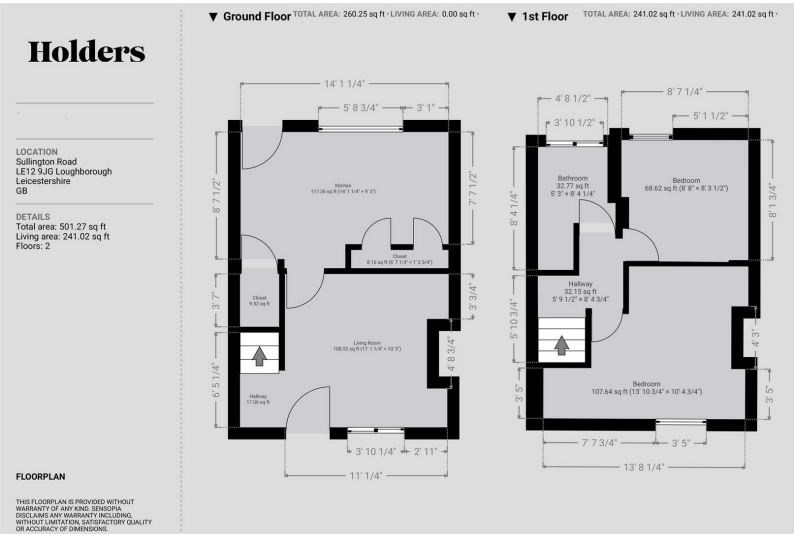
4. Please note we have not tested the services or any of the equipment or appliances in this property; accordingly, we strongly advise prospective buyers to commission their survey or service reports before finalising their offer to purchase.

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.

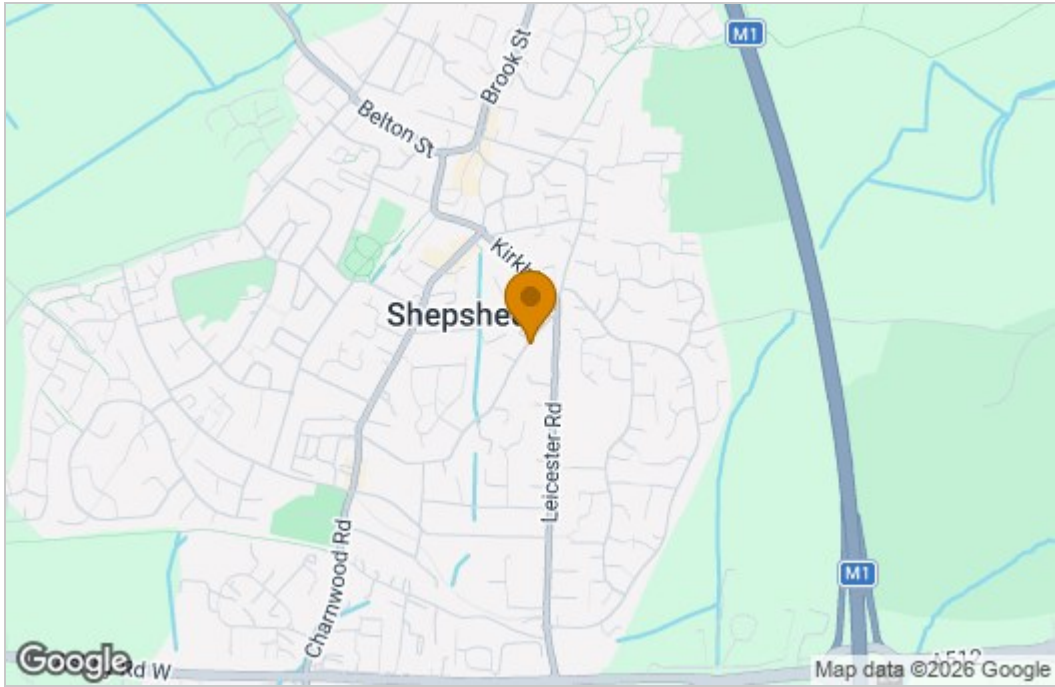
Extra Information

To check Internet and Mobile Availability please use the following link: checker.ofcom.org.uk/engb/broadband-coverage To check Flood Risk please use the following link: check-long-term-flood-risk.service.gov.uk/postcode

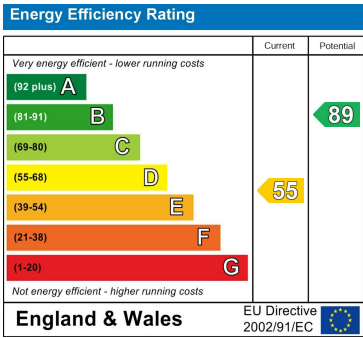
Floor Plan



Area Map



Energy Efficiency Graph



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