



Sullington Road

Shepshed, LE12 9JF

Offers Over £300,000

- THREE BEDROOMS
- FAMILY BATHROOM
- KITCHEN/DINER
- LOUNGE
- ORIGINAL CHARACTER FEATURES
- SUN ROOM
- COVERED VERANDA
- OFF-STREET PARKING
- WORKSHOP/BARN



Fantastic opportunity to buy a MODERN HOUSE that TASTEFULLY INCORPORATES RECLAIMED MATERIALS that include PERIOD ORIGINAL INTERNAL DOORS and VICTORIAN FIREPLACES. We believe BRICKS WERE RECLAIMED from local buildings, BEAMS were from the old Hallcroft School and FLAGSTONES either side of the lounge hearth were from a demolished row of cottages. HUGE POTENTIAL to develop the WORKSHOP/BARN at the far end of the REAR LOW-MAINTENANCE GARDEN, as well as OFF-STREET PARKING. Inside are THREE BEDROOMS and a FAMILY BATHROOM upstairs. Downstairs, comprises a DELIGHTFUL KITCHEN/DINER, LOUNGE complete with LOG BURNER, SUN ROOM and COVERED VERANDA. If you're looking for a UNIQUE PROPERTY, that offers CHARACTER and SCOPE FOR DEVELOPMENT,



within a SHORT WALK TO THE CENTRE OF SHEPSHED, then book your viewing today!

PORCH

PVCu double glazed front door leading to porch with door to lounge.

LOUNGE

13' 0" x 12' 11" (3.96m x 3.94m) Generously proportioned and beautifully presented living area. Feature fireplace built of reclaimed Victorian brick sourced from surrounding local buildings incorporating a log-burner. Flagstone hearth from local demolished cottages and original beams believed to be from the old Hallcroft School. Period pine doors, dado rail, charming plate rail, carpet flooring and radiator. PVCu double glazed bay window to front aspect and further



feature window to side aspect providing charming, light filled room.

KITCHEN/DINER

16' 8" x 13' 3" (5.08m x 4.04m) Fitted with a range of wall, base and drawer units including display cabinetry with concealed lighting. Laminate work surfaces, ceramic tiled flooring and tiled splashback. Large gas range housing double oven, one and a half bowl sink and drainer, integrated fridge/freezer and space for dishwasher. Ample space for dining room table and chairs, original beams, charming plate rail and storage cupboard with traditional wooden door. Feature window to side aspect, stairs to first floor accommodation and door to sun room.

SUN ROOM

12' 9" x 9' 0" (3.89m x 2.74m) Light filled conservatory-style sun room. Utility space for washing machine and dryer. Boiler, wood effect vinyl flooring. hardwood double glazed windows to rear garden and side aspect of house with door to covered veranda encompassing two walls and providing space to overlook back garden.

LANDING

13' 2" x 5' 10" (4.01m x 1.78m) Access to loft and doors to all bedrooms and bathroom, carpet and radiator.

MASTER BEDROOM

16' 9" x 12' 11" (5.11m x 3.94m) Well proportioned room with PVCu double glazed window to front

elevation, charming original cast-iron fireplace, bespoke built in wardrobes, carpet flooring and radiator.

BEDROOM TWO

13' 5" x 10' 5" (4.09m x 3.18m) Hardwood double glazed velux window, charming original cast-iron fireplace, built in cupboards, carpet flooring and radiator.

BEDROOM THREE

8' 3" x 8' 1" (2.51m x 2.46m) PVCu double glazed window to front elevation, carpet flooring and radiator.

BATHROOM

8' 3" x 8' 2" (2.51m x 2.49m) The property benefits from a fitted four piece suite comprising close coupled

W.C, pedestal wash hand basin, paneled bath, tiled walk in separate shower, wood effect laminate flooring, wood panelling to walls and PVCu double glazed window to side elevation. Chrome heated towel radiator and additional radiator.

WORKSHOP/BARN

28' 10" x 20' 5" (8.79m x 6.22m) Detached brick built workshop/barn with double wooden doors to side elevation, three windows to side elevation, three sky light windows and with power, lighting and plumbing. Internal door to separate w.c. comprising close coupled w.c. and wash hand basin. Currently used for storage, but this building has huge potential for further development/uses S.T.P.P.







OUTSIDE

To the front of the property is a small walled garden and a block paved driveway providing off road parking, and giving gated access to the rear. To the rear of the property is a covered seating area measuring 11'1" x 9'0" and a hard landscaped garden with a continuation of the block paving, gravelled area, raised pond with water feature, covered seating area, decked area, pergola, access to the large workshop/barn, all enclosed by brick walls and wooden fencing.

GENERAL NOTES

Viewing Arrangements

Please contact Clare, Katie, Dominique or Liz to arrange your viewing.

Fixtures, Fittings and Appliances

Any fixtures, fittings or appliances mentioned in these

details have not been tested and can not be assumed to be in full efficient working order.

Internal photographs

It should not be assumed that items shown in our photographs are included in the sale of the property.

Measurements

Although we have taken every care to ensure the dimensions for the property are true, they should be treated as approximate and for general guidance only.

Money Laundering

Where an offer is accepted, the prospective purchaser will be required to confirm their identity to us by law. We will need to see a passport or driving licence along with a recent utility bill to confirm residence.

General Note

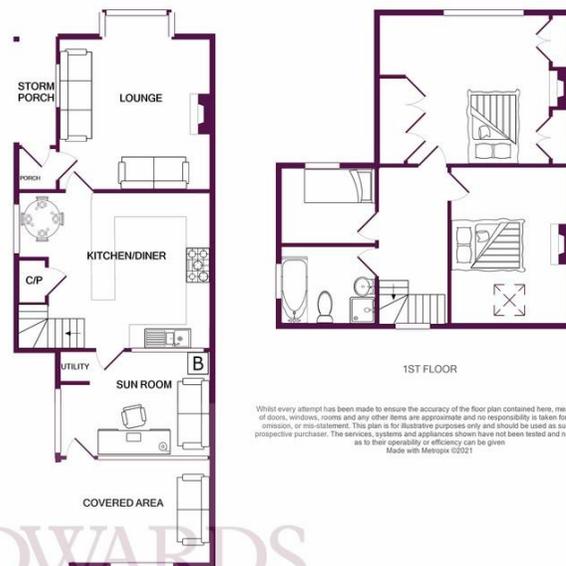
These details and floor plans, although believed to be accurate, are for guidance only and prospective purchasers should satisfy themselves by inspection or otherwise to their accuracy. No individual within this

estate agency has the authority to make or give any warranty in respect to the property.

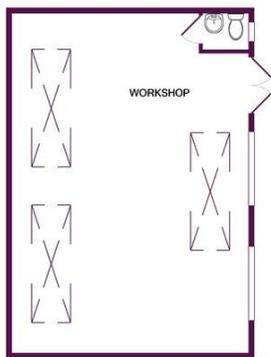
Referral Fees

We believe you may benefit from using the services of Simpson Jones, Setfords Solicitors, Idyll Mortgages, Near and Far and Jex Surveyors, the Provider(s), who are conveyancers, mortgage adviser, removals and surveyor respectively.

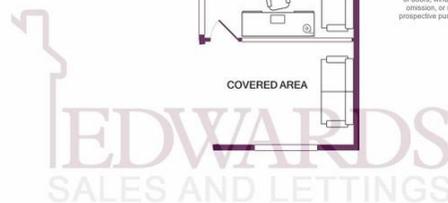
We recommend sellers and/or potential buyers use the services of the Provider(s). Should you decide to use the services of the Provider(s) you should know that we would expect to receive a referral fee of between £50 and £144 from them for recommending you to them. You are not under any obligation to use the services of any of the recommended providers, though should you accept our recommendation the provider is expected to pay us the corresponding Referral Fee.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GROUND FLOOR



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Charnwood Borough Council

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☎ 01509 268208

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

