



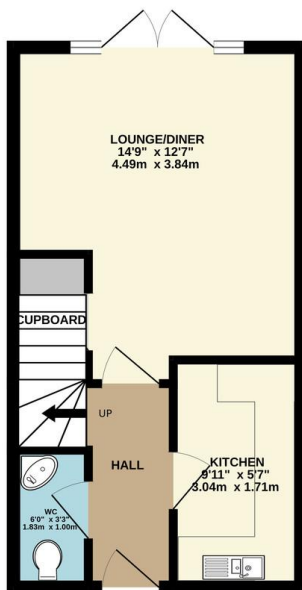
FOR SALE

2 Bed Semi-Detached House in Garner Way, Fleckney, LE8 8EJ
Offers Over £230,000

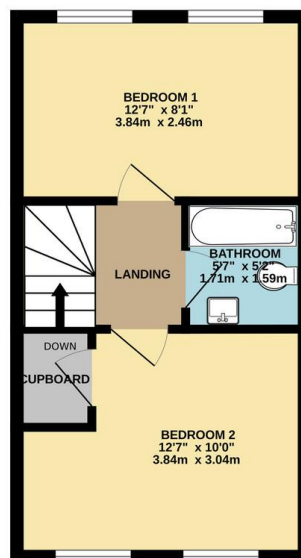
Located in the popular modern development off Kilby Road in Fleckney and occupying a larger than average plot sits this two bedroom semi detached built by Messrs David Wilson Homes. The accommodation comprises main entrance hall, kitchen, living room, ground floor W.C, landing to two bedrooms, bathroom, landscaped gardens, ample off road parking. NHSBC warranty approved. Call Phillips George to view.



GROUND FLOOR
298 sq.ft. (27.7 sq.m.) approx.



1ST FLOOR
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 595 sq.ft. (55.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		97
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

- Modern Build
- Two Bedrooms
- Highly Popular Location
- Well Presented
- Fitted Kitchen
- Bathroom
- Landscaped Gardens
- Ideal First Time Buy

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.

