



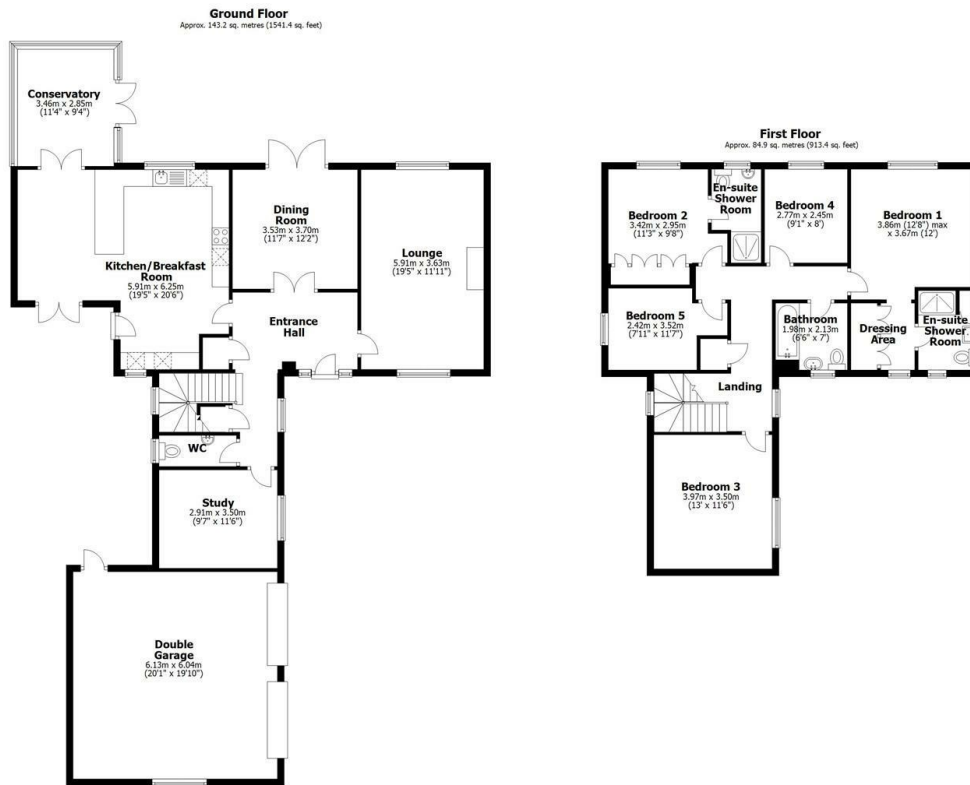
# the agent



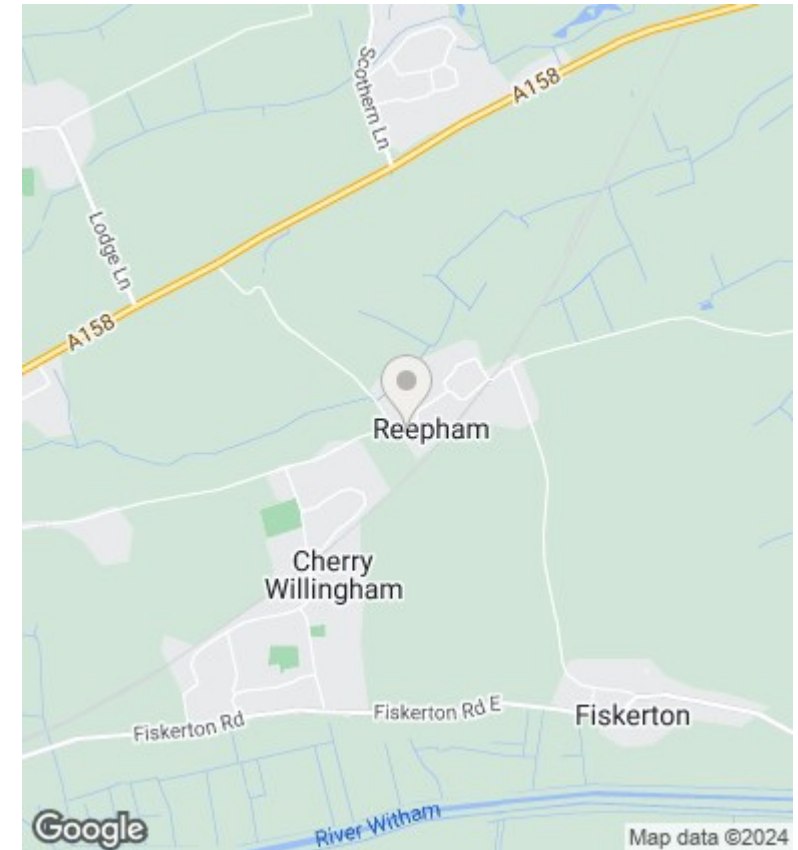
## 2 Manor Rise, Reepham, Lincoln, LN3 4GA

Asking Price £575,000

- Impressive Five Bedroom Detached House
- Study
- Large Plot with rural views
- EPC Rating D
- Open Plan Kitchen and Dining Area
- Two Ensuite Shower Rooms and Family Bathroom
- Double Garage
- Lounge and Separate Dining Room
- Popular Village Location
- Extensive Driveway Parking



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently. Plan produced using Planity.



## Directions

## Viewings

Viewings by arrangement only. Call 03330904071 to make an appointment.

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			80
(69-80) <b>C</b>		68	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	