



Sinclair

36 Manor Drive, Sileby, LE12 7RZ

£895

01509 600610 sinclairestateagents.co.uk

Property at a glance

- Two Double Bedrooms
- Newly landscaped rear garden
- Downstairs bathroom
- Council Tax Band*: A
- Newly Refurbished
- Two reception rooms
- Central location
- Price: £895

Overview

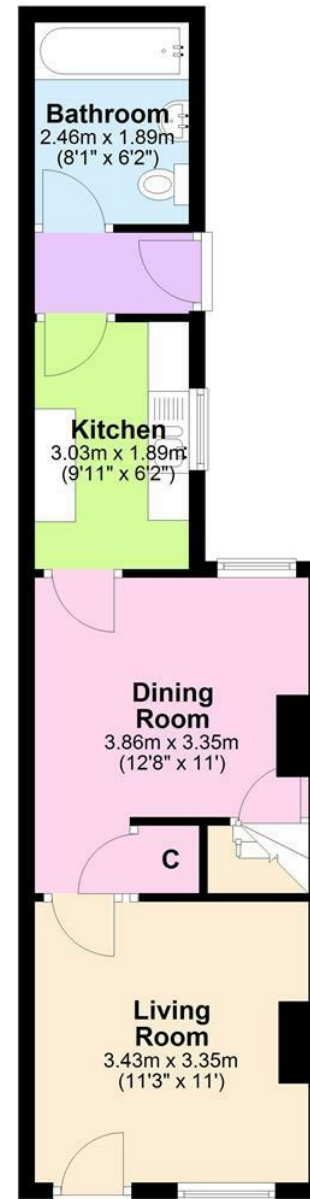
Situated in the centre of the village, this refurbished two bedroom mid-terrace property offers generous accommodation which in brief comprises: lounge, dining room, kitchen, rear lobby and downstairs bathroom. To the first floor a landing gives way to two double bedrooms. Outside there is street parking to the front, a low maintenance front courtyard and a newly landscaped rear garden . Available now. Viewing essential.

Location**

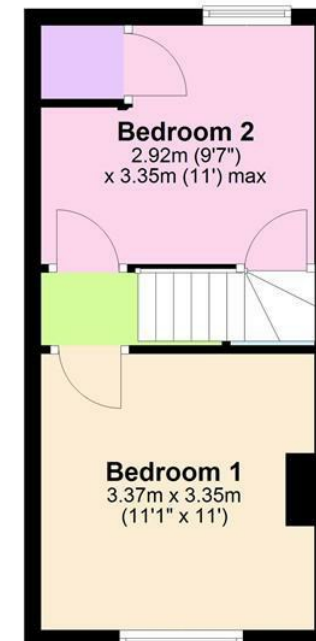


** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

Ground Floor



First Floor



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Detailed Accommodation

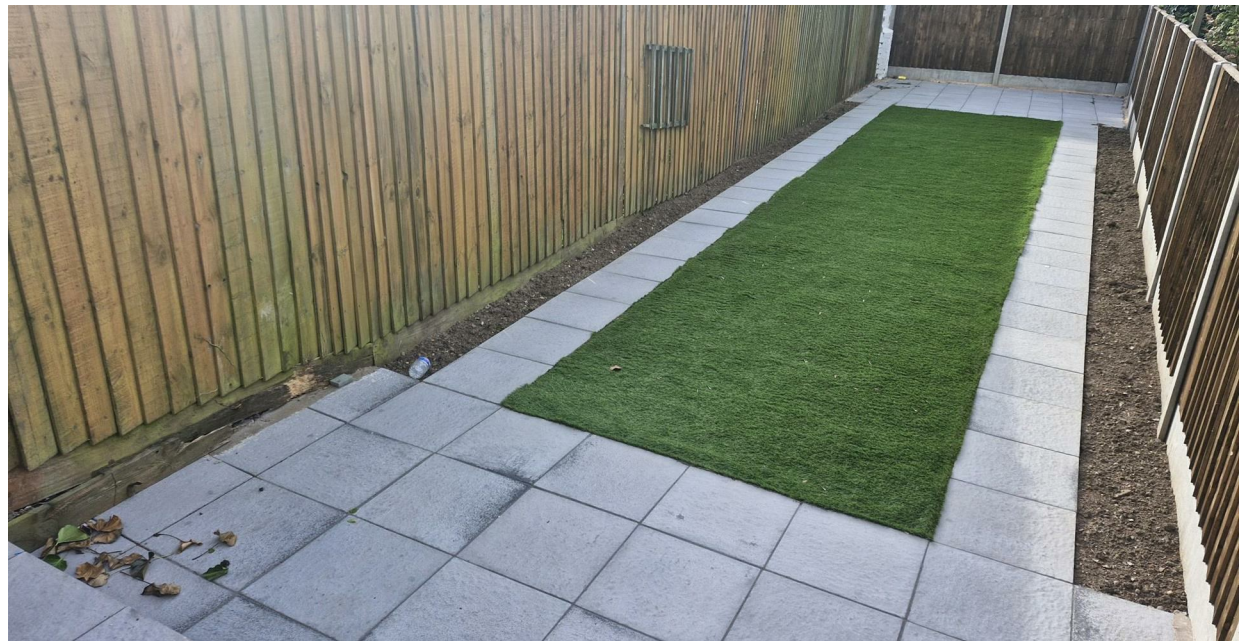
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Energy Efficiency Rating

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

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

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Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Tenure

We are advised by the vendor(s) that the premises are

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Thinking of Selling?

For a free valuation of your property with no obligation
call Sinclair on 01509 600610



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