



7 Church Lane, Rearsby, LE7 4YE

£995

01509 600610 sinclairestateagents.co.uk

Property at a glance

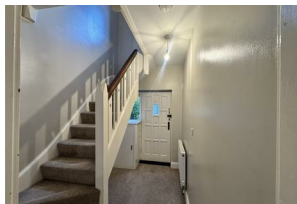
- Rare Opportunity
- Traditionally Styled
- Modern Interior
- Council Tax Band*: C
- Semi-detached
- Lovely Village Location
- Two Bedrooms
- Price: £995

Overview

A rare opportunity to let this two bedroom, traditionally styled, semi-detached property in the picturesque village of Rearsby. Situated next to the Church and available now, the accommodation comprises: light and bright entrance hall, Living room, Dining room, modern kitchen and to the first floor there are two generous bedrooms and a bathroom.

Outside there is a enclosed yard with brick build stores. Please note there is not parking at the property.

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

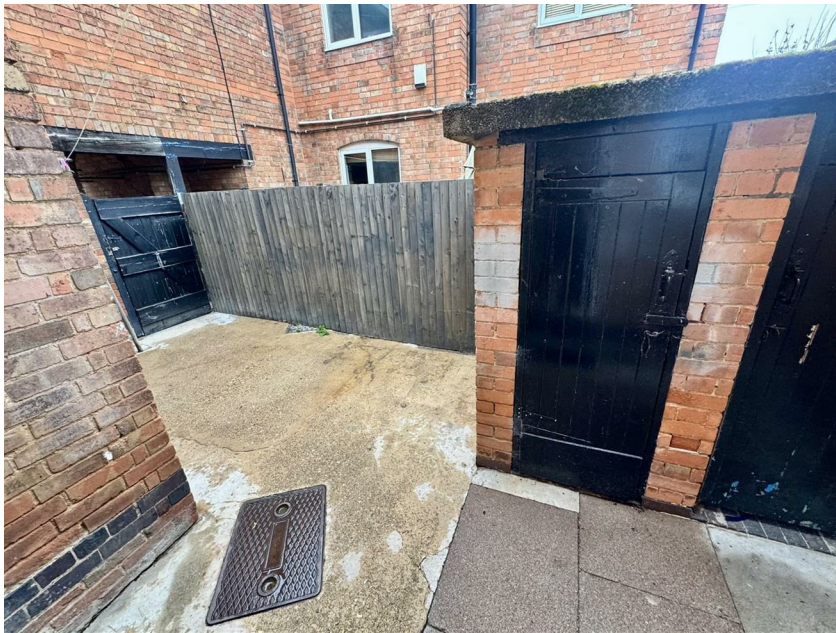


First Floor



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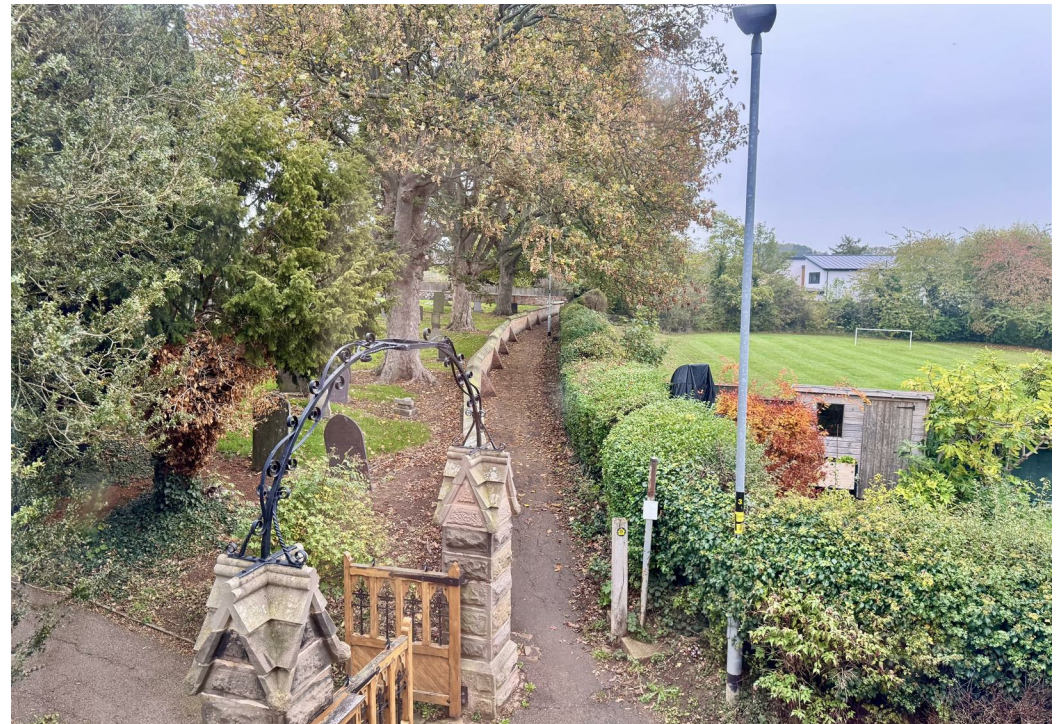
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D		
(39-54) E	54	
(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.

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Photographs

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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.

Referral Fee Disclosure

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