

# LANES

SALES & LETTINGS

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## 97 Sorrell Drive, Newport Pagnell, Milton Keynes, Bucks, MK16 8TZ

Lanes are pleased to offer for rent this two-bedroom end-of-terrace property, situated in the popular area of Newport Pagnell.

The accommodation comprises a welcoming living/dining room, a fitted kitchen with oven and washing machine only, two bedrooms, and a family bathroom with power shower.

Bedroom one benefits from a built-in wardrobe, together with a Sharps fitted dressing table, drawers and cupboard. Bedroom two also features a built-in wardrobe, while there is an additional wardrobe/cupboard located on the landing.

Externally, the property benefits from gas central heating, a front garden, an allocated parking space plus an additional shared parking space. To the rear is a good-sized, fully enclosed garden with a side gated entrance, small patio area, lawn and shed.

Available from beginning of December  
Council Tax Band B

- Two Bedrooms
- Washing machine and Oven
- Allocated Parking
- Council Tax Band B
- End Of Terrace
- Built in Wardrobes
- Located Newport Pagnell
- Unfurnished
- Rear Garden
- Available Beginning of December

## £1,300 PCM

97 Sorrell Drive, Newport Pagnell, Milton Keynes, Bucks, MK16 8TZ  
14355999  
£1,300 PCM



| Energy Efficiency Rating                    |         |                            |
|---------------------------------------------|---------|----------------------------|
|                                             | Current | Potential                  |
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         | <b>87</b>                  |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</b>                            |         |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) A                                                     |         |                                                                                                               |
| (81-91) B                                                       |         |                                                                                                               |
| (69-80) C                                                       |         |                                                                                                               |
| (55-68) D                                                       |         |                                                                                                               |
| (39-54) E                                                       |         |                                                                                                               |
| (21-38) F                                                       |         |                                                                                                               |
| (1-20) G                                                        |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |