



15 Manor Road

East Leake | LE12 6QW | £199,950

ROYSTON
& LUND

- CHAIN FREE
- Larger Than Average Plot
- Ample Off Street Parking
- Excellent Transport Links
- EPC Rating - D
- Three Bedroom Semi Detached
- Ready To Move Straight In
- Close By To Numerous Amenities
- Opportunity For First Time Buyers
- Freehold - Council Tax Band - B





****LARGER THAN AVERAGE CORNER PLOT****

A well-appointed and maintained three-bedroom semi-detached property located in East Leake. This property has been fully refreshed throughout, is brought to the market with no onward chain and is ready to move straight into.

The ground floor comprises an entrance hall that leads into the main reception room with a fireplace and front-aspect window, which flows through into the dining room and galley kitchen to the rear aspect. Off the kitchen is a side porch and the downstairs WC, with the porch granting access to the rear garden.

To the first floor, there are three well-proportioned bedrooms. The main bedroom benefits from built-in wardrobe space. The second bedroom is a further spacious double, and the final bedroom is a spacious single positioned over the stairs. The first floor also features a three-piece bathroom consisting of a bath with a shower overhead, along with a washbasin and WC.

To the front of the property, there is plenty of space for off-street parking via a spacious frontage occupying a corner plot, with a driveway, gated access, lawn space and a pathway leading to the front door.

To the rear, there is a lawned garden and further side access, which leads to a storeroom to the side of the house. The plot as a whole is enclosed by fenced boundaries.



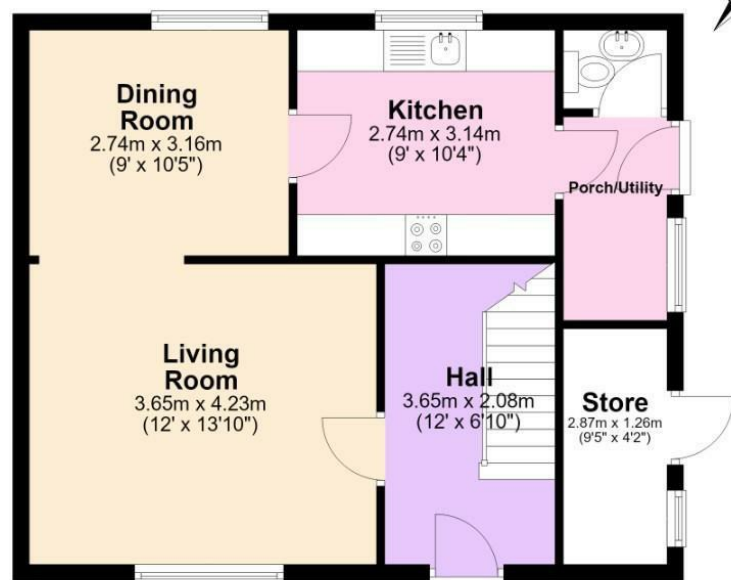


EPC

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

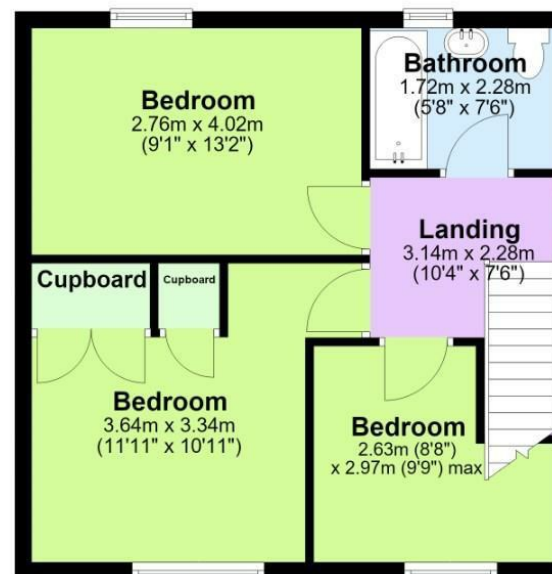
Ground Floor

Approx. 50.5 sq. metres (543.3 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 92.1 sq. metres (991.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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