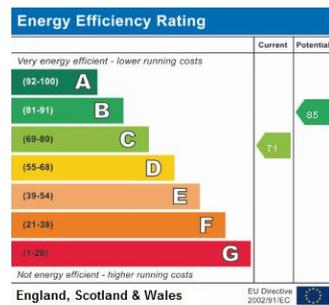




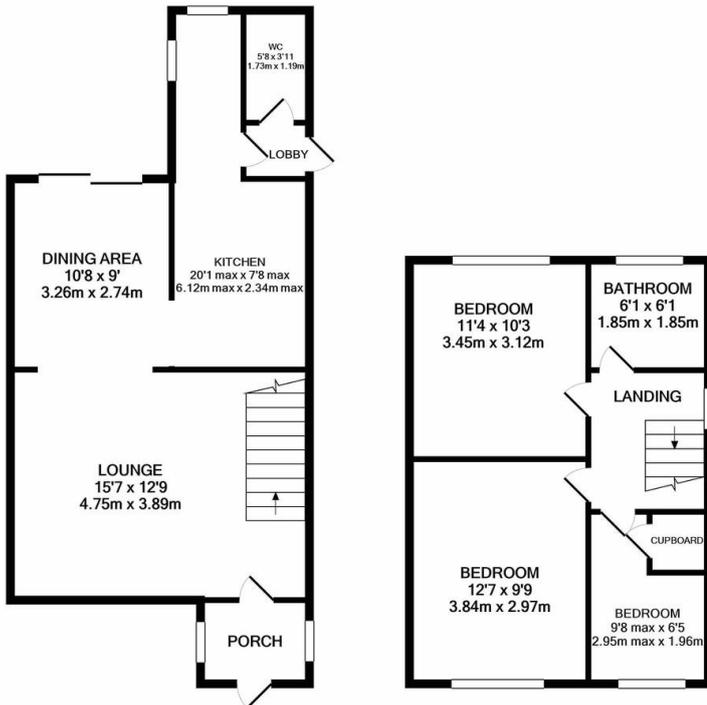
# Property Summary

This beautifully presented three bedroom semi-detached home, in brief, comprises; welcoming entrance porch, living room, dining room, kitchen and downstairs WC to the ground floor. The first floor lays host to three bedrooms as well as the family bathroom. Outside of the property benefits from both patio and lawn areas with side gate access to front of the property, of which provides a spacious driveway for multiple vehicles. Call Phillips George on 01162168178 to book your viewing.



Address:  
Marston Crescent, LE18 5PY

- Three Bedrooms
- Semi Detached
- Two Reception Rooms
- Downstairs WC
- Spacious Driveway
- Beautifully Presented Throughout
- GCH / DGW
- Sought After Location



GROUND FLOOR  
APPROX. FLOOR  
AREA 495 SQ.FT.  
(46.0 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.8 SQ.M.)

FLOORPLAN PROVIDED BY PHILLIPS GEORGE ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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