



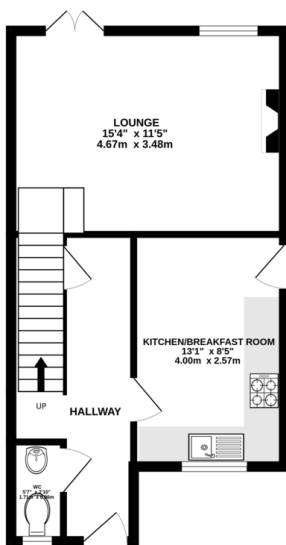
## FOR SALE

3 Bed Detached House in Springfield Road, Sileby, LE12 7EE  
£275,000

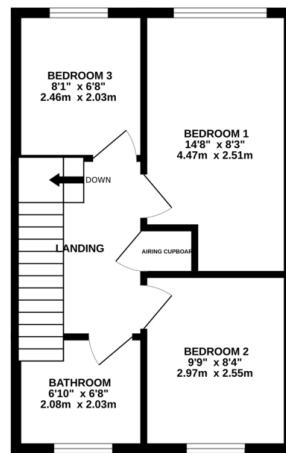
\*\*\* No Chain \*\*\* Occupying a quiet cul-de-sac position is this three bedroom detached family home. The property is a short walk from the town centre and the train station. The accommodation comprises entrance hall, downstairs w.c., breakfast kitchen, lounge, three bedrooms, family bathroom, rear garden and off road parking.



GROUND FLOOR  
406 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	75	
(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, Scotland & Wales		EU Directive 2002/91/EC	

- No Chain
- Detached
- Quiet Cul-De-Sac
- Three Bedrooms
- Close To Train Station
- Off Road Parking
- Well Presented Throughout
- Downstairs W.C.

**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.

