



 **SPREY** Manor Farm Close, Tugby  
PROPERTY Offers Over: £275,000



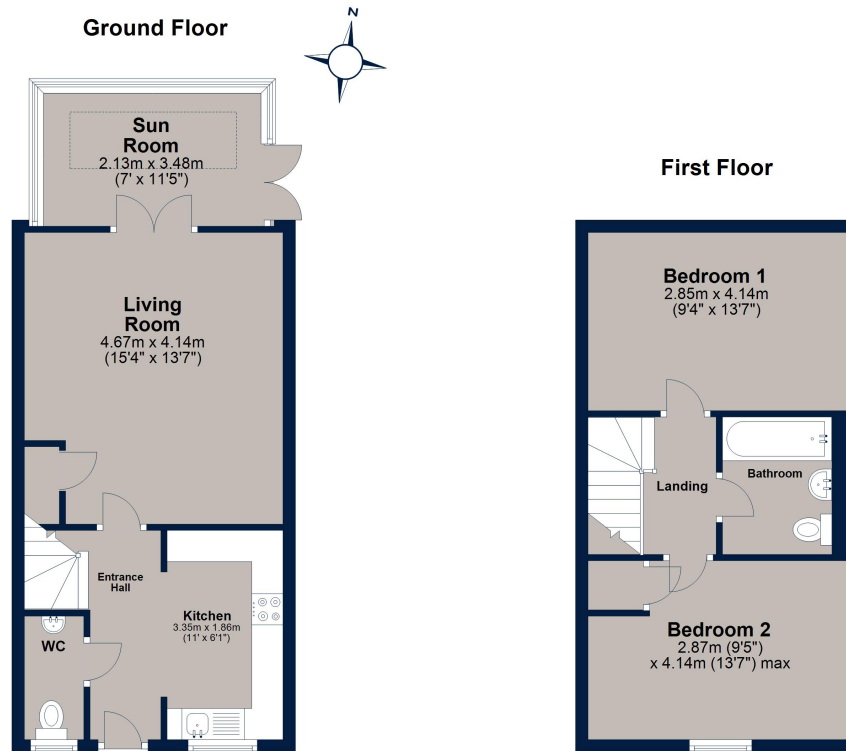
Located in the picturesque Leicestershire village of Tugby, this beautifully presented and extended to the rear two-bedroom home sits on an enviable plot with uninterrupted views over the fields to the rear. Thoughtfully configured to provide an entrance hall, a lovely shaker style kitchen with a range of integrated appliances, a stunning lounge, sunroom with a fabulous roof lantern and cloakroom to the ground floor. Upstairs provides two double bedrooms and a well-appointed family bathroom. Externally there are two allocated parking spaces to the front, and a low maintenance composite decked area with shrubbery and planters to the rear.

Tenure: Freehold  
Oil Heating, Electric and Mains Water  
Council Tax: Band B  
EPC: B





# Manor Farm Close, Tugby



Total area: approx. 75.0 sq. metres (807.2 sq. feet)

Plan is for illustration purposes only and may not be representative of the property. Plan is not to scale. Plan produced by M-Photo  
Plan produced using PlanUp.



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The village of Tugby, which is surrounded by attractive east Leicestershire countryside, located just off the A47 between Uppingham and Leicester. Tugby has a public house/restaurant, village hall with sporting facilities, a reputable primary school and historic church. Day to day amenities are available in the nearby village of Billesdon which has a doctors surgery, post office, store,. Both Leicester and Market Harborough have mainline rail services to London St Pancras



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C	B4 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate, and are 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/tenants are advised to recheck the measurements