



12 Lindisfarne Close, Sandy, SG19 1TT

Asking Price £285,000

- CHAIN FREE
- Generous front and rear garden
- En-suite & family bathroom
- Integral garage
- Easy access to Sandy railway line & A1(M)
- Within Ideal proximity of Robert Peel Lower School
- Re-fitted kitchen
- Spacious bedrooms
- Driveway for off road parking
- Proximity of the town centre

# 12 Lindisfarne Close, Sandy SG19 1TT

**\*\*CHAIN FREE\*\*** This Ideal three bedroom family home situated within proximity of Robert Peel Lower School and set on a generous plot, offering well presented and spacious accommodation throughout. Comprising three spacious bedrooms with en-suite to master and family bathroom on the first floor, as well as lounge/diner with bay window to front aspect and re-fitted kitchen on the ground floor. Externally, the property boasts a substantial plot with generous front and rear garden, integral garage and driveway for off-road parking. The position of Lindisfarne offers the benefit of easy access to main transport links such as the Sandy railway line which leads to London St Pancras in approximately 40 minutes and the A1(M), as well as a short walk to the town centre where you will find a variety of shops and amenities. Viewing is highly advised.



Council Tax Band: C



Entrance hall

Lounge

14'5 x 10'6

Dining room

9'1 x 7'7

Kitchen

9'2 x 7'8

Staircase & Landing

Doors off to:

Master bedroom

12'5 x 8'6

En-suite

Bedroom 2

10'9 x 8

Bedroom 3

8 x 7'10

Family bathroom

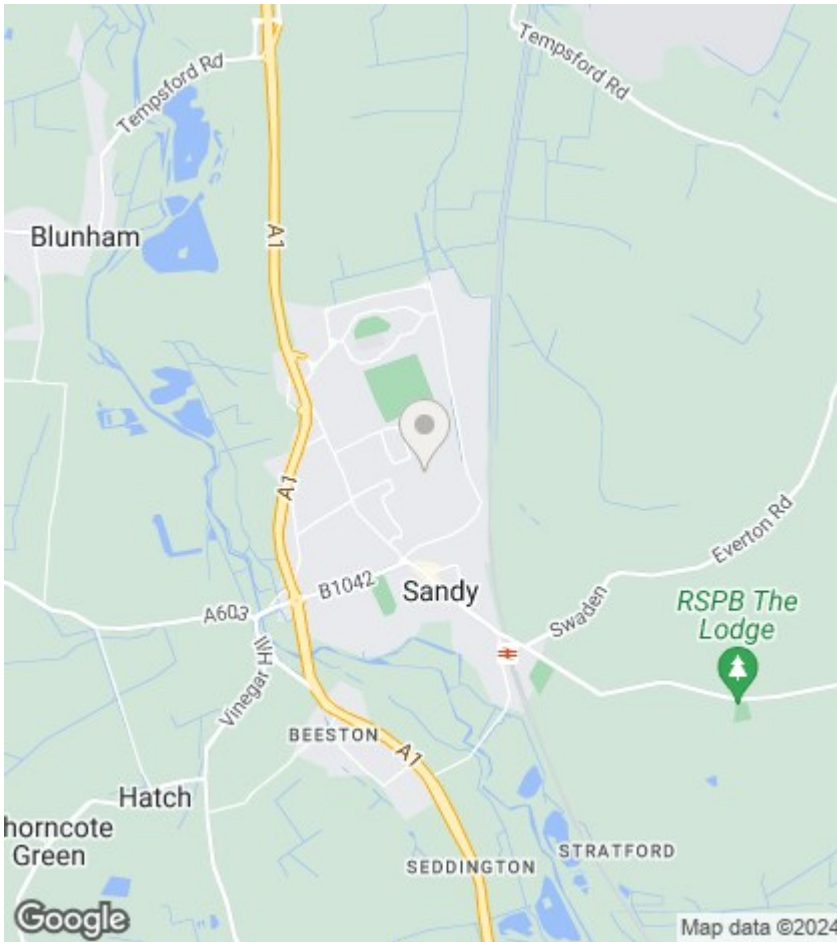
Externally

Front

Rear garden

Garage

Up and over door, power and light connected.



## Directions

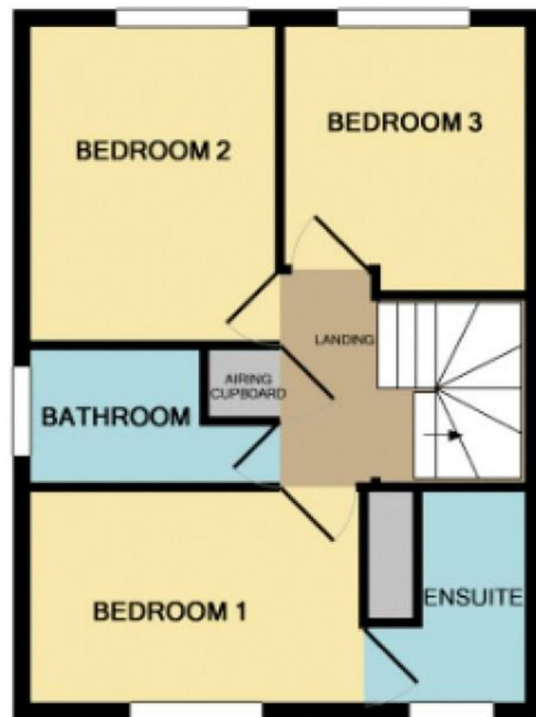
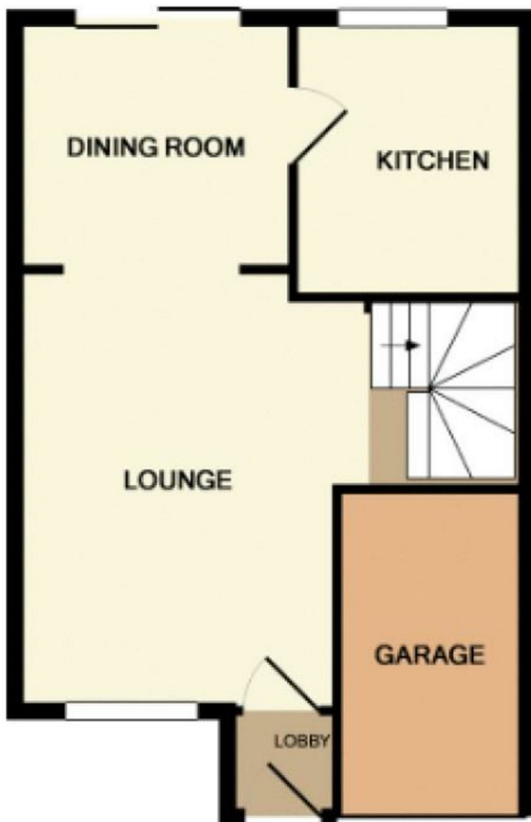
## Viewings

Viewings by arrangement only. Call 01767 691122 to make an appointment.

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>83</b>
(69-80) <b>C</b>		<b>66</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



1ST FLOOR