



**Lime Avenue**

Beeston, Sandy, SG19 1GA

**£315,000**

# Property Features

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- Popular Village Location
- Three Bedrooms
- Garage en bloc
- Off road parking
- All new windows fitted in Sept 2016
- New flooring fitted
- New complete ensuite bathroom fitted
- Kitchen/Diner
- Show home condition
- Viewing highly advised

## Full Description

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Positioned in small development built in 2002 is this three bedroom semi-detached home offered to the market in excellent conditions. Internally, features of the home include a stylish fitted kitchen/diner, a large open lounge/dining room and an en-suite bathroom to master bedroom. Externally the property offers a garage en bloc with parking and fully enclosed rear garden. Further benefits include UPVC double glazed windows, gas fired central heating system and further available resident parking.

ENTRANCE HALL

CLOAKROOM

LOUNGE/DINER

20' 8" x 11' 7" (6.3m x 3.53m)

KITCHEN/DINER

16' 4" x 9' 9" (4.98m x 2.97m)

FIRST FLOOR

LANDING

Access to Loft space

MASTER BEDROOM

12' 8" max x 11' (3.86m x 3.35m)

ENSUITE

BEDROOM

10' 2" x 9' 4" (3.1m x 2.84m)

BEDROOM THREE

9' 4" x 6' (2.84m x 1.83m)



## BATHROOM

## EXTERNALLY

## FRONT GARDEN

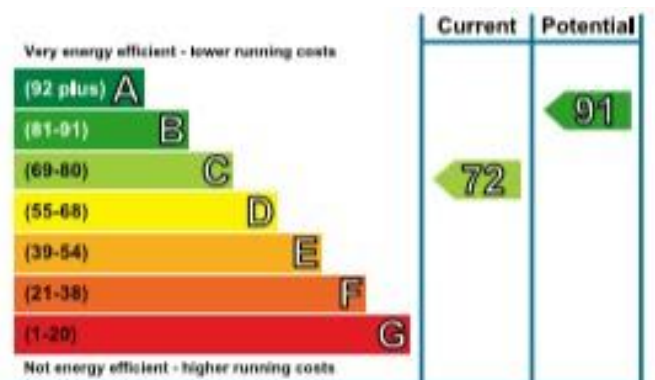
Small front garden laid to slate shingle with established shrubs, gated access to side leading to:

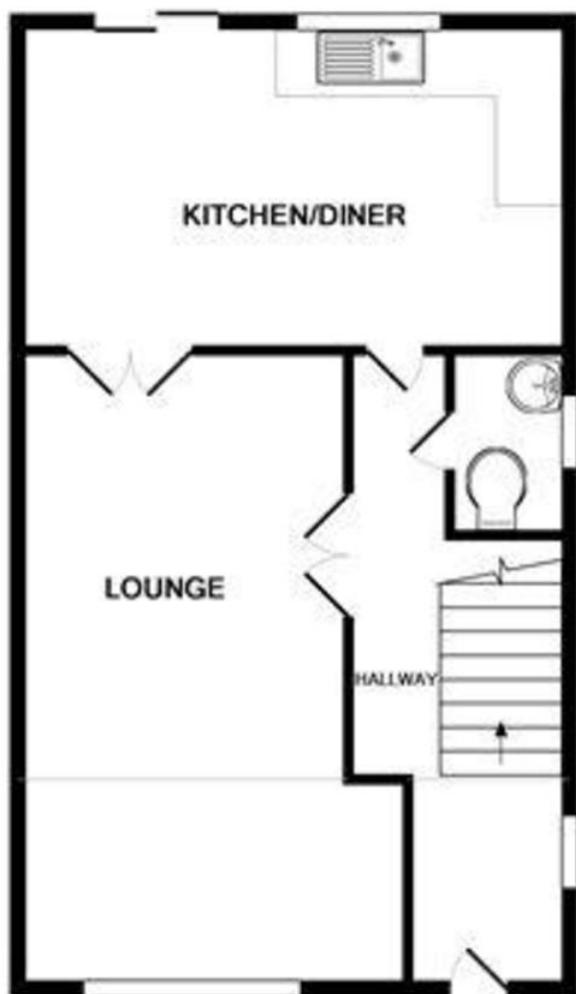
## REAR GARDEN

Fully enclosed rear garden, small paved patio area with outside tap, mainly laid to lawn with further paved 'sun-trap' area, hidden bin store, timber shed.

## GARAGE

En-bloc, up over door, off road parking for one vehicle in front.





GROUND FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 474 SQ.FT.  
(44.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 948 SQ.FT. (88.1 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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