



Plovers Field, Sandy Asking Price £325,000

- CHAIN FREE
- Lounge
- Corner Plot
- Parking three to four cars
- Three/Four bedrooms
- Garage
- Ensuite
- Viewing advised

**** CHAIN FREE**** Situated on a corner plot with ease of access to the A1 toward London and the North, this three bedroom family home benefits from off road parking for three/ four vehicles and single garage. Internal accommodation comprises of living room separate dining room/ home office or fourth bedroom, fitted kitchen breakfast room, family bathroom, there generously proportioned bedrooms with ensuite to master. viewing advised Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding towns and villages for over 30 years



Council Tax Band: D



Ground Floor

Hallway

Dining Room/Office/Bedroom

8'8" c 10'

WC

Kitchen

12'9" x 12;10"

First Floor

Lounge

13'1" x 10'

Bedroom

10'10" x 9'9"

Second Floor

Bedroom

10'10" x 10'3"

Shower Room

Bedroom

5'11" x 9'9"

Bathroom

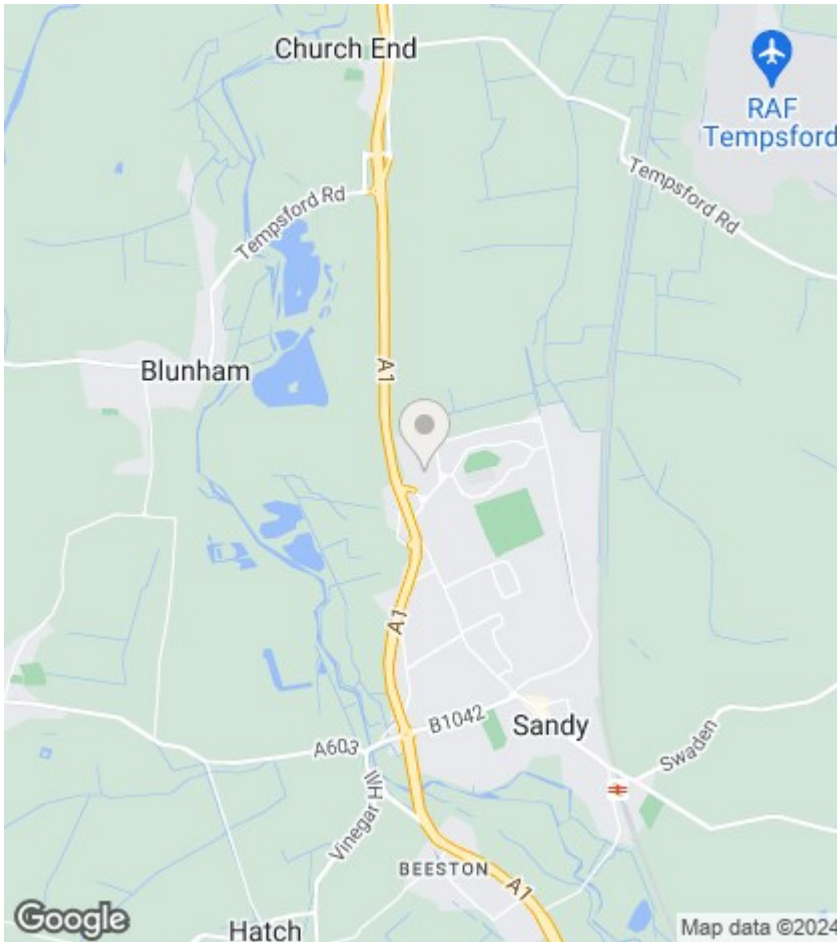
Externally

Garage

Up and over door

Parking for three/four cars

To front and side



Directions

Viewings

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

EPC Rating:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Plovers Field, Sandy, SG19 2SH

Approximate Total Area: 97.0 m² ... 1044 ft²

This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.