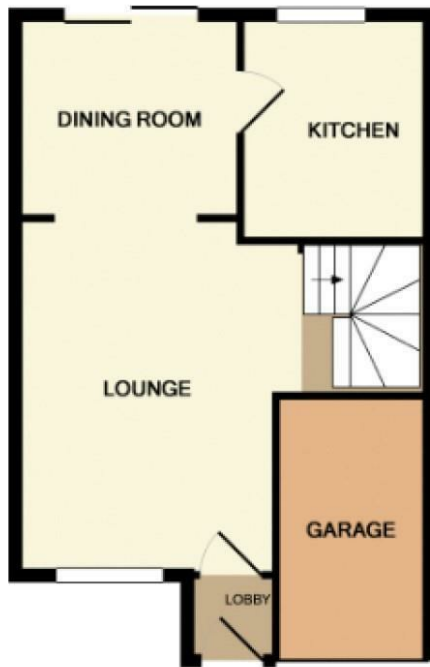




## 12 Lindisfarne Close, Sandy, SG19 1TT

Asking Price £285,000

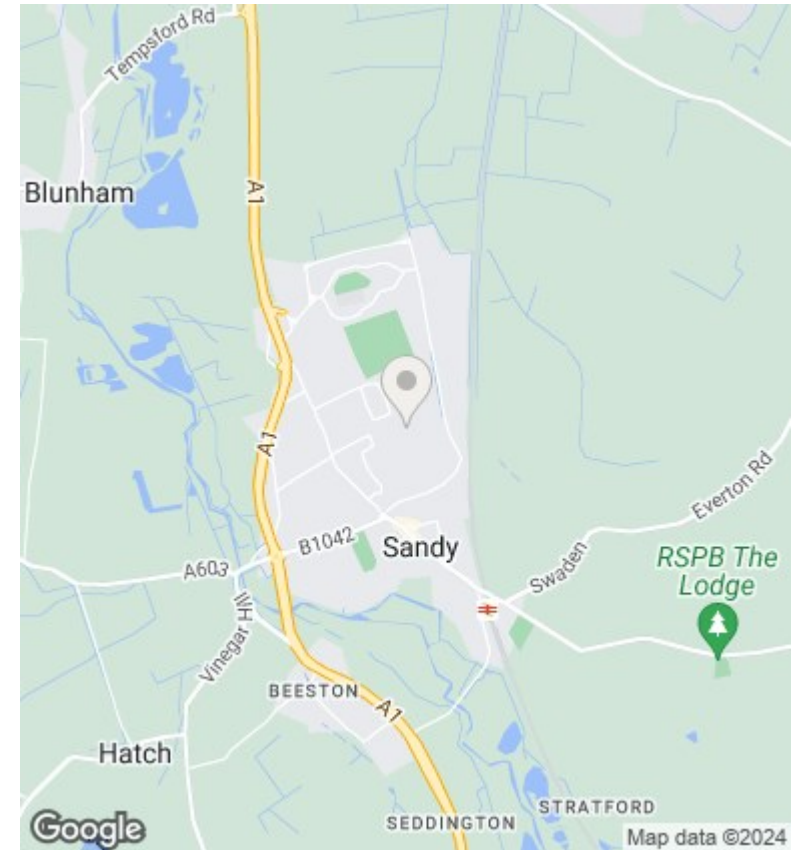
- CHAIN FREE
- Re-fitted kitchen
- Integral garage
- Proximity of the town centre
- Within Ideal proximity of Robert Peel Lower School
- En-suite & family bathroom
- Driveway for off road parking
- Generous front and rear garden
- Spacious bedrooms
- Easy access to Sandy railway line & A1(M)



GROUND FLOOR



1ST FLOOR



## Directions

## Viewings

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

## Council Tax Band

C

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	