



The Crescent, Beeston, Sandy

Price Guide £325,000

- Three bedrooms
- WC
- Well presented
- short walk from village green
- Viewing advised
- Cul de sac location
- Extended
- Village location
- Excellent links to A1

This good sized three bedroom End of Terrace home is situated within a cul-de-sac location in Beeston.

The current vendors have improved and updated their home over the years. Benefits include three good sized bedrooms along with a large loft room, a generous sized lounge/diner, fitted kitchen and utility space with downstairs cloakroom and family bathroom and a good sized rear garden. The property is situated a short walk from the very picturesque village green. Viewing is highly advised via Lane & Browns, selling homes in Sandy and surrounding Towns and Villages for over 30 years



Council Tax Band: B



Ground Floor

Entrance Hall

WC

Dining Room

9'5" x 6'11"

Lounge

14'5" x 10'6"

Kitchen

8'11" x 18'9"

Store

First Floor

Landing

Bedroom 1

12'6" x 10'6"

Bedroom 2

11'1" x 10'6"

With loft access and drop down ladder to loft room

Bedroom 3

9'3" x 6'11"

Bathroom

5'7" x 6'11"

Second Floor

Loft Room

23'11" x 8'3"

Externally

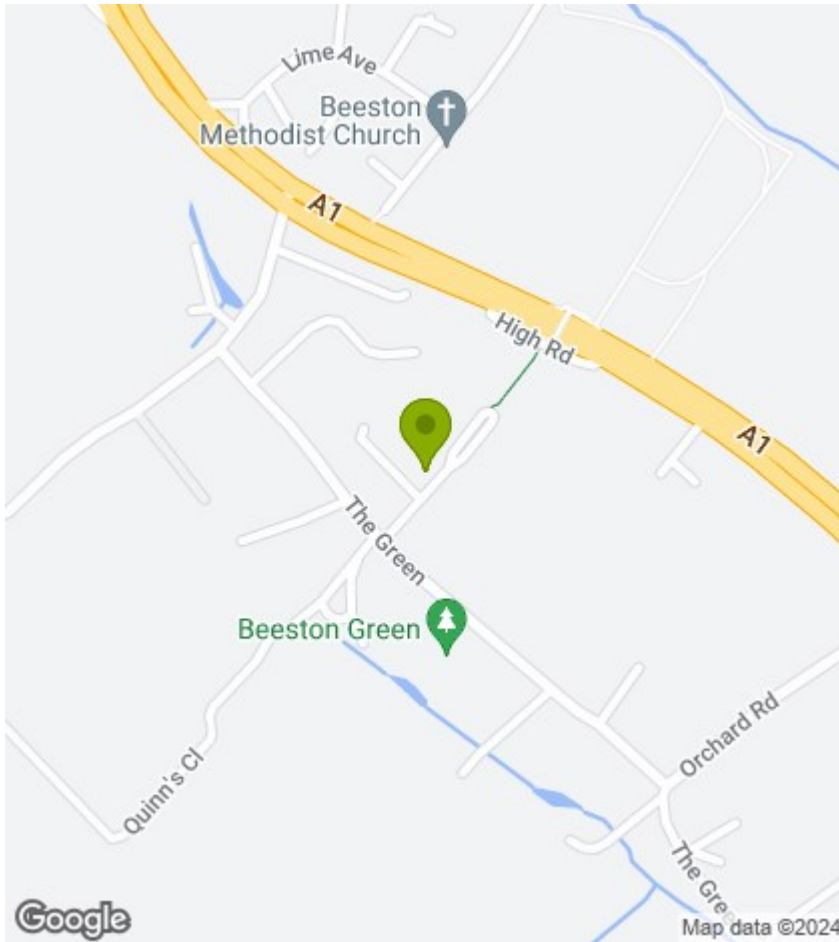
Rear Garden

Mainly Laid to lawn side access

Frontage

drop kerb (stp) for additional parking to front





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) A			
(81-91) B			86
(69-80) C		68	
(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	



The Crescent, Beeston, SG19 1PQ
 Approximate Total Area: 107.8 m² ... 1161 ft²
 This plan is for illustrative purposes only. Measurements and positions of doors, windows, and fixtures are approximate and should not be relied upon.

