



11 Lingen Close, Andover, SP10 4LS
Asking Price £325,000



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PROPERTY DESCRIPTION BY Mr Ross Beeden

Graham & Co are delighted to offer to the market with no onward chain a three bedroom family home situated on the popular Saxon Fields Development and positioned within a quiet cul de sac.



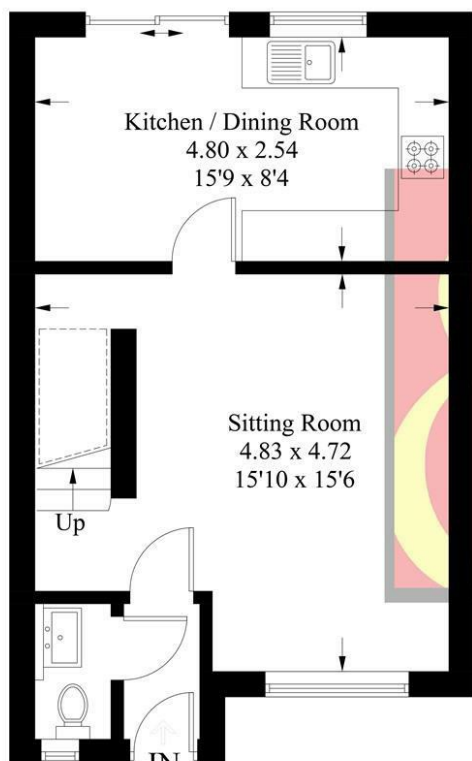


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' which is made up of a number of habitats following its former use for gravel extraction. The River Anton rises from springs within the reserve. Access is excellent with the majority of footpaths being accessible for both pushchairs and wheelchairs alike. Fishing is also permitted with day tickets available from the Andover Angling Club. The village of Charlton is close by which boasts a Tesco Express, post office and local pub. There is a regular bus service from the development and also excellent road links to Newbury, Andover town centre and the A303.

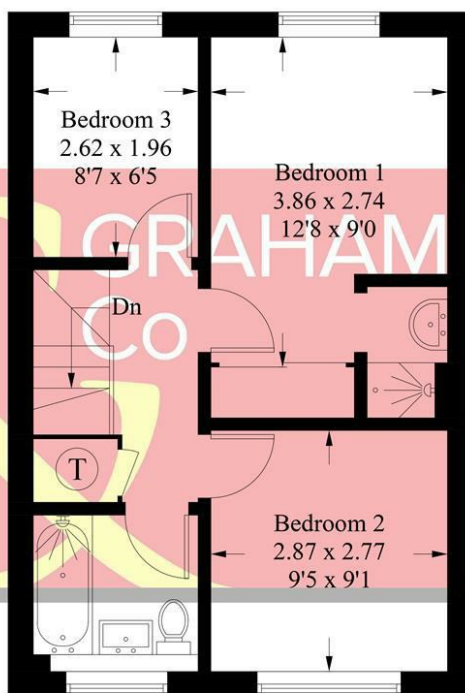


Lingen Close, SP10

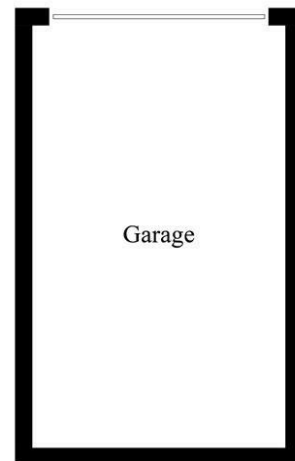
Approximate Gross Internal Area = 75.4 sq m / 812 sq ft
(Excluding Garage)



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

PRODUCED FOR GRAHAM AND CO

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows and rooms are approximate. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and used as such by any prospective purchaser. © Emzo Marketing (ID1069424)

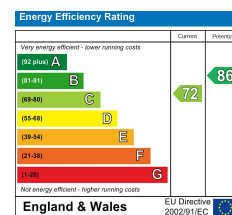
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