



29 Lubeck Drive, Andover, SP10 4LJ
Offers In Excess Of £330,000



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PROPERTY DESCRIPTION BY Mr Dion McArthur

Welcome to this charming semi-detached house on Lubeck Drive, Andover! This delightful property boasts a warm and inviting atmosphere with one reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there's plenty of space for the whole family to unwind and make lasting memories.

The property features a garage and driveway with the presence of a garage provides ample storage space for your belongings, making organization a breeze.

One of the standout features of this lovely home is its southerly facing garden. Imagine basking in the sunlight, hosting summer barbecues, or simply enjoying a cup of tea in your own private outdoor oasis. The garden offers a tranquil retreat where you can escape the hustle and bustle of everyday life.

Located in the desirable area of Saxon Fields, with its convenient location and charming features, this house is sure to capture your heart. Don't miss out on the opportunity to make this house your home sweet home!



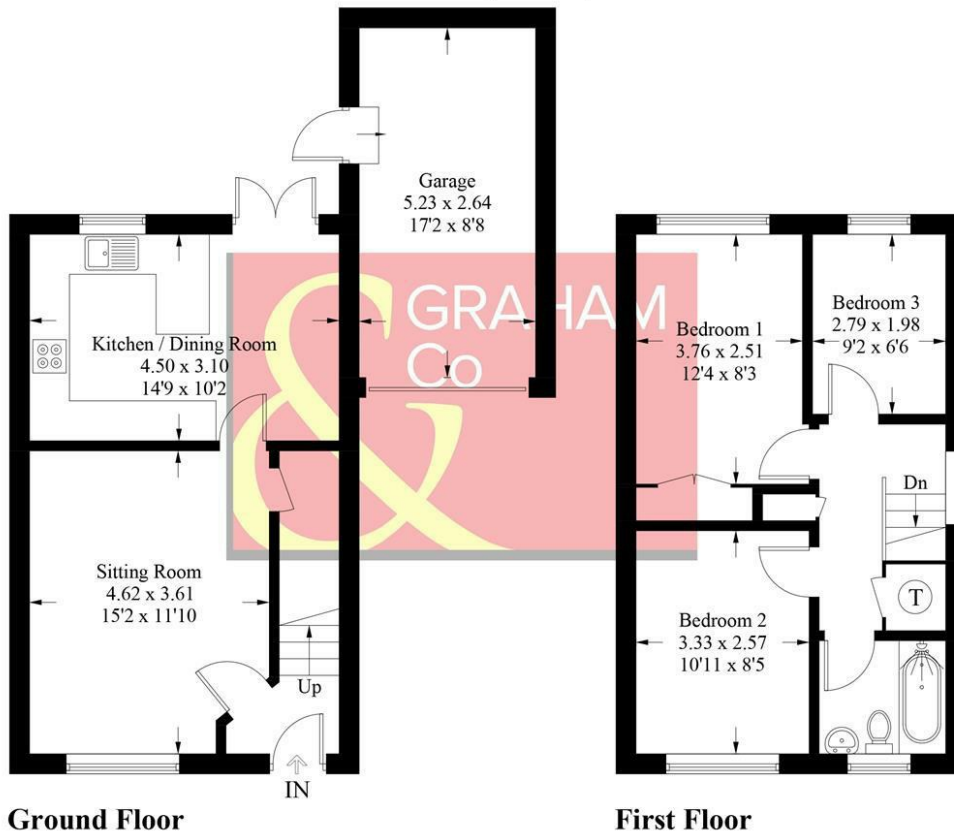


Saxon Fields has been popular since its inception in the mid 90's and now offers its own convenience store in the centre of the site and sports grounds with football pitch, play area and large green area which is ideal for dog walking. Saxon Fields also offers direct access into 'Anton Lakes Nature Reserve' 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.



Lubeck Drive, SP10

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft
 Garage = 14.0 sq m / 151 sq ft
 Total = 86.9 sq m / 936 sq ft



Ground Floor

First Floor

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 (ID1096095)

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Energy Efficiency Rating		Current	Potential
(95 plus)	A		88
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Tax Band: D



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.