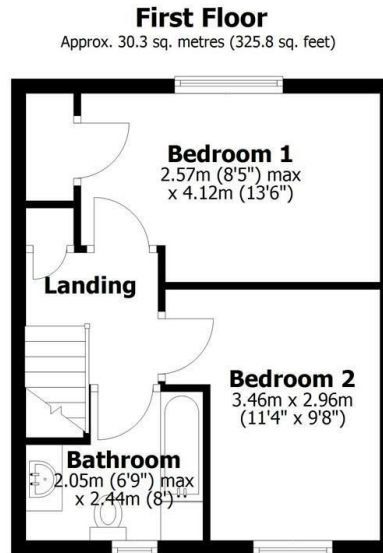
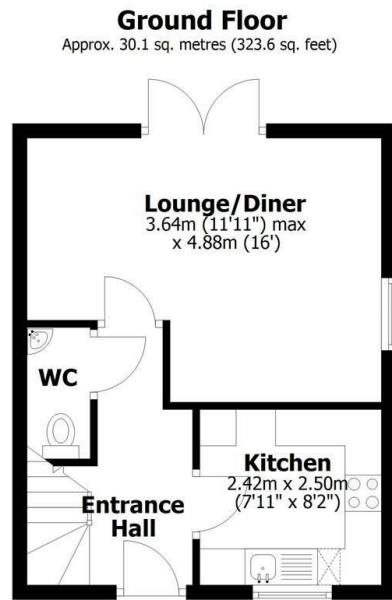




## 59 St. Andrews Drive, Saxilby, Lincoln, LN1 2PR

Asking Price £175,000

- Semi Detached Two Double Bedroom House
- Large Rear Garden
- Downstairs WC
- EPC Rating C
- Fitted Kitchen
- Off Street Parking
- No Onward Chain
- Large Lounge
- Well Presented Throughout
- Council Tax Band A



Total area: approx. 60.3 sq. metres (649.4 sq. feet)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and any compass bearings before making any decisions reliant upon them. All interested parties must verify their accuracy independently.

Drewery Jones Independent Estate Agents  
Plan produced using PlanUp.



## Directions

## Viewings

Viewings by arrangement only. Call 01522 396059 to make an appointment.

## Council Tax Band

B

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>73</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	