

3
LUSTY LANE



WHITAKER
SEAGER



3, LUSTY LANE, LEONARD STANLEY, STONEHOUSE, GL10 3GJ

A WELL PRESENTED TWO BEDROOM SEMI
DETACHED HOUSE WITH SIDE DRIVEWAY.

The property

Built in 2016 by Barrett Homes, this well presented two bedroom semi detached house benefits from it's own drive with private parking for two vehicles in tandem. Steps lead to the front opening into the hall where a boiler cupboard is located along with a downstairs cloakroom. An open archway direct into the kitchen, which is fitted with wall and base units incorporating a built-in oven, hob, extractor, fridge, freezer, dishwasher and washing machine. The 18ft sitting/dining room is a delightful room with French doors opening out to the garden. Stairs take you to the first floor. The main bedroom is at the rear of the house and benefits from an ensuite shower room

and fitted cupboard. The other double bedroom sits at the front. In the centre is the bathroom with a side window. The house is centrally heating and double glazed.





Guide price
£255,000

- *Hall with cloakroom*
 - *Fitted kitchen with built in appliances*
 - *18ft Sitting/dining room*
 - *Main bedroom with ensuite shower room*
 - *Further double bedroom*
 - *Bathroom*
 - *Enclosed garden*
 - *Drive with parking*
-

WITHIN EASY REACH...

Stonehouse train station 1.9 miles
Stroud 4 miles
Bristol 31.5 miles
Gloucester 12.9 miles
Cheltenham 18.9 miles

Outside

The rear garden is enclosed by wood panelled fencing and benefits from a pedestrian gate giving access to the drive. It is mainly laid to lawn with a delightful patio. A contemporary 'sail style' canvass cover protects the patio from the weather.

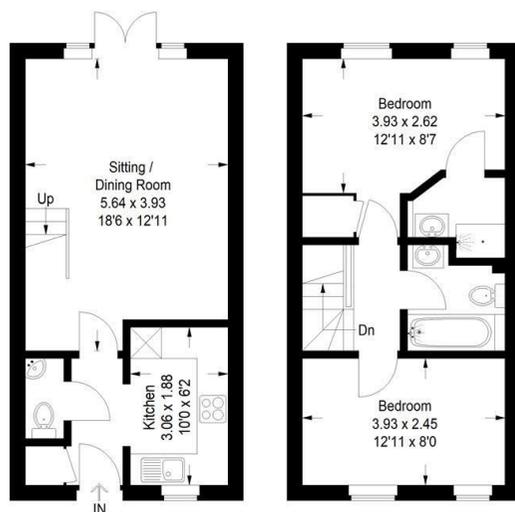
Situation

The property is located on the edge of the village off Marsh Lane. The village offers local amenities including a church, primary school, tennis court, cricket club and social club. Further amenities at nearby Kings Stanley include a post office, butchers, hairdressers and supermarket. The nearby town of Stonehouse offers a wide range of facilities including a main line railway station providing a direct route to London (Paddington) and Junction 13 of the M5 Motorway is approximately three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities.



Lusty Lane

Approximate Gross Internal Area
65.4 sq m / 704 sq ft



Ground Floor

First Floor

Illustration for identification purposes only.
measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID 690489)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	84	
(69-80) C		
(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	



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Useful Information

Tenure: Freehold

Postcode: GL10 3GJ

Viewing: Strictly by appointment through Whitaker Seager.

Fixtures and Fittings: Only those items mentioned are included. All other items are specifically excluded, although some may be available by separate negotiation if required.

Local Authorities: Stroud district. Council Tax Band B and EPC rating B

Whitaker Seager wishes to inform prospective purchasers that these sales details have been prepared as a general guide. We have not carried out a survey or tested the services, appliances or fittings. Room sizes, areas and distances are approximate and rounded. As such measurements should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpets, curtains/blinds and kitchen equipment, fitted or not, can be removed by the vendor unless specifically itemised in these details. It should not be assumed that all the necessary planning and building regulation consents have been sought. Purchasers must satisfy themselves by inspecting the property and seeking professional advice.

