



31 Lakeside, Fairford, Gloucestershire, GL7 4DN

Asking Price £415,000

- Two bedroom detached bungalow
- Sitting room
- Refitted shower room
- Backing onto the lakes
- Conservatory/dining room
- Garage (with planning permission to convert to an en suite bedroom if required).
- Landscaped gardens with a HOME OFFICE
- Kitchen

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A well presented two bedroom detached bungalow situated backing onto the lakes in the popular Horcott area of the Cotswold market town of Fairford. The main accommodation offers an entrance hall, sitting room, conservatory/dining room, kitchen, two bedrooms and a refitted shower room. Outside are landscaped gardens with a home office and a garage.

Additional Information:

Council Tax Band- G

EPC Rating- C

Freehold



Council Tax Band: C



ENTRANCE HALL

Entrance door with obscure glazed leaded light panels. Window to front. Wood effect flooring. Radiator. Built in cupboard. Built in linen cupboard. Roof access. The gas boiler for domestic hot water and central heating is fitted in the attic.

SITTING ROOM

16'8" x 15'5"

Window to rear. French doors to the conservatory. Wood effect flooring. Two radiators. Television point. Service hatch.

CONSERVATORY/DINING ROOM

11'1" x 7'5"

Of uPVC construction with doors to garden. Radiator. Tiled flooring.

KITCHEN

10'5" x 9'11"

Window to front. Single drainer stainless steel sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further range of wall and base units. Tiled splashbacks and flooring. Four ring electric hob with stainless steel splashback panel and extractor above. Built in Hisense oven. Space and plumbing for automatic washing machine and dishwasher. Further utility space. Radiator.

BEDROOM ONE

11'9" x 10'6"

Window to rear. Radiator.

BEDROOM TWO

11'5" x 7'11"

Window to front. Radiator. Fitted wardrobe.

SHOWER ROOM

6'3" x 5'7"

Obscure glazed window to front. A refitted suite comprising of a shower cubicle, low level WC and vanity unit. Tiled surrounds. Ladder radiator.

OUTSIDE

the front is laid to gravel with a paved pathway leading to the entrance. The pathway continues to the side giving access to the rear via a pedestrian gate. A stepping stone path continues across the front to the driveway. Outside tap.

The rear garden is south westerly facing and enclosed by timber fencing. It has been landscaped for low maintenance and is laid to gravel with patio. Timber shed. Aluminium shed.

CABIN/HOME OFFICE

A really useful addition with so many home working nowadays. Electric heater. It alternatively provides a great summer house with the patio in front.

GARAGE

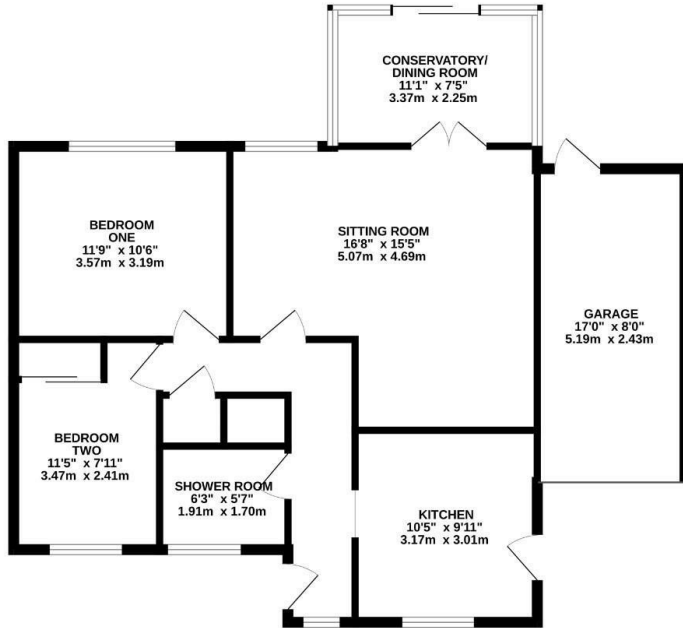
17'0" x 8'0"

Up and over door. Personal door to garden. Power and lighting. There is planning permission to convert the garage into an en suite bedroom. The case number is 22/03596/CLOPUD.

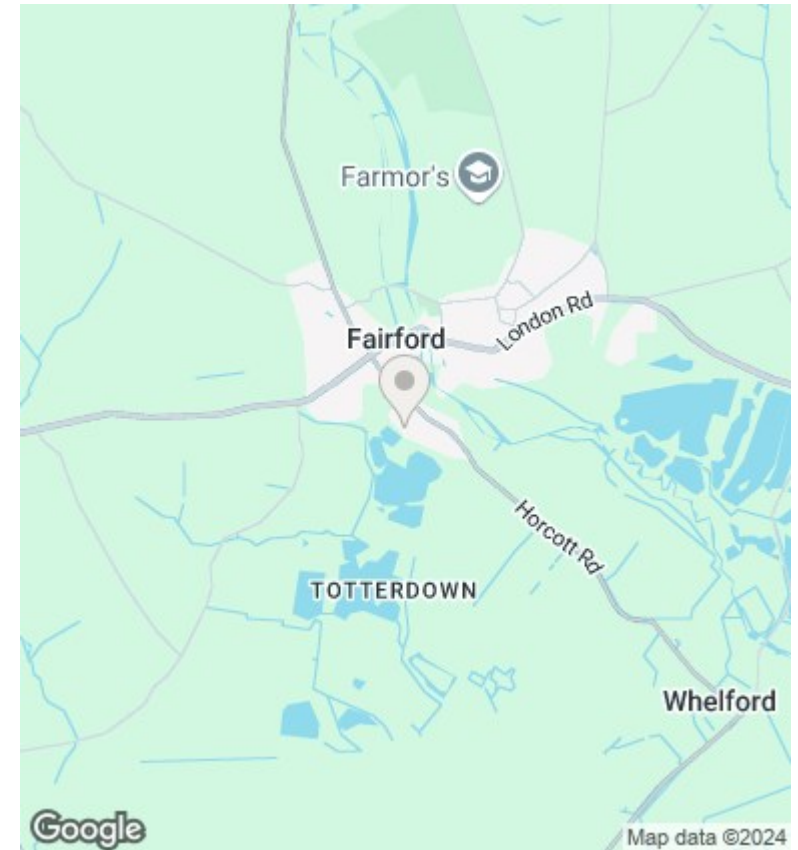
FAIRFORD

Fairford is a small market town in Gloucestershire. The town lies in the Cotswolds on the River Coln, about 6 miles (9.7 km) east of Cirencester, 4 miles (6.4 km) west of Lechlade and 9 miles (14 km) north of Swindon. Nearby are RAF Fairford and the Cotswold Water Park. The town's secondary school is Farmor's School, an 11-18 co-educational Academy. The Church of England parish church of Saint Mary is renowned for its complete set of medieval stained glass, stone carvings and misericords. St. Mary's is of national historical and architectural importance because it houses the most complete set of mediaeval stained glass windows in the country. Fairford is surrounded by countryside and river walks and is served by a good range of shops, pubs and an Italian restaurant. There is also a library, post office, dentist, doctor's surgery, cottage hospital and a weekly market.

GROUND FLOOR
891 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA - 891 sq.ft. (82.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, eaves and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, fixtures and appliances shown here are not shown and no guarantee as to their operability or efficiency can be given.
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Directions

From the Market Place, proceed towards Cirencester. Turn left at the crossroads then right into Little Horcott which leads to Lakeside. Bear left and the property will be found on the right.

Viewings

Viewings by arrangement only. Call 01285 712900 to make an appointment.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			89
(81-91) B		72	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	