



HUNTERS[®]

HERE TO GET *you* THERE

**Bath Road, Leonard Stanley, Stonehouse | Asking Price £599,950
Call us today on 01453 764912**



Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

A perfect opportunity to acquire this 4 bedroom detached house set within a generous plot circa 1/3rd of an acre with large parking area to the side of the house allowing parking for many cars. Offered to the market with no onward chain and much potential to extend subject to the relevant consents and permissions being granted. Internally comprising an entrance hall, sitting room, dining room and a kitchen which leads into a breakfast area. There is also on the ground floor level a versatile reception which could be used as a study however, as there is an ensuite shower room attached then it would make an ideal 4th bedroom with ensuite and walk in store offering valuable storage. To the first floor there are three double bedrooms and a family bathroom. If you're looking for a property that you can put your own stamp on and need a good size level garden with plenty of parking, then this could be the one for you.

Amenities

Leonard Stanley has a thriving primary school nearby, a local church and playing fields whilst local shops can be found in adjoining Kings Stanley. These include a useful Cooperative grocery store and post office. There is also easy road access to Stonehouse, Stroud and J13 of the M5, and open countryside is equally available with nearby views of the Cotswold Hills and ample country footpaths nearby to enjoy.

Directions

There is a lane almost opposite the entrance to The Street just off of the Bath Road on the opposite side. Turn into this lane and grange Croft is the first house on the right.

Entrance Hallway

Double glazed front door, fixed double glazed window, double radiator, wood block flooring, coat hooks, staircase to the first floor.

Sitting Room

19'9" x 11'9" max

Double glazed window to the front and rear aspect, double glazed fixed window to the side. Wood block flooring, open fire to chimney breast, corner alcove cupboard, two radiators.

Dining Room

10'9" x 10'7"

Wood block floor, double glazed window to the rear, radiator, opening into the kitchen.

Kitchen

12'9" x 7'4"

A range of matt cream wall and base units with worktops over, tiled flooring, built-in electric double oven, refrigerator and dishwasher, gas hob with extractor hood over, opening to breakfast room.

Breakfast Room

17'7" x 7'3"

Matching matt cream wall and base units with worktop over, tiled floor, three double glazed windows, double glazed door to the garden, two radiators and a built-in freezer.

Bedroom 4/Study

9'9" min x 7'8"

Exposed floorboards, double radiator, double glazed window to the front and side, door to shower room, door to a walk-in cupboard/store.

Ensuite Shower Room

Comprising a WC, shower cubicle with electric shower, wash basin, tiled walls, frosted double glazed window.

Landing

Wide double glazed window to the front, boiler cupboard, airing cupboard. Access to loft.

Bedroom 1

12'0" mx x 10'3"

Two built in mirrored wardrobes, double glazed window to front, radiator.

Bedroom 2

11'2" x 10'0"

Double glazed window to garden, radiator, deep walking wardrobe/cupboard.

Bedroom 3

12'0" mx x 9'3"

Double glazed window to rear garden, radiator, built-in wardrobe with drawers beneath .

Bathroom

6'9" x 5'8"

Comprising a white suite to include a wash basin with storage beneath, panelled bath with electric shower over, WC, radiator, frosted double glazed window, fully tiled walls.

Outside

Extensive Parking

There is generous off-road parking with the property with the parking area laid to stone chippings and able to accommodate many cars.

Gardens

To the front of the property is open plan garden laid to grass with pathway to door and to the parking area. To the rear of the parking area is an area laid to patio stones with a brick built barbecue and a mature tree with deep shrub bed to the right hand side. This area leads into the rear garden which is laid to grass incorporating trees and shrubs and a pathway leading to the wooden shed and greenhouse. There is a patio area adjacent to the rear of the house and an outside tap.

Social Media

Like and share our Facebook page (@HuntersStroud) & Instagram Page (@hunterseastroud) to see our new properties, useful tips and advice on selling/purchasing your home.

Council tax Band

Leonard Stanley Parish Band D

Tenure

Freehold



Total area: approx. 137.1 sq. metres (1476.0 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy. Plan produced using PlanUp.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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