



Lyndon Morgan Way, Leonard Stanley, GL10 3GF

£675,000

**HUNTERS**<sup>®</sup>  
EXCLUSIVE



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Hunters Estate Agents are delighted to offer this extended double bay fronted 5 bedroom detached family home. Built in 2018 and originally marketed as a premium plot on the edge of Saxon Gate, the property has been extended by the current owners with an large single story extension to the rear. The kitchen has been moved into the extension to create a large kitchen/dining room with built-in appliances and pantry and the utility room has also been extended. The property comprises of an entrance hall, living room with bay window, sitting room/study with bay window, extended kitchen/dining room, extended utility room and a downstairs cloakroom to the ground floor. The first floor has master bedroom with en-suite, bedroom two with en-suite, a further bedroom and the family bathroom. The top floor has two further double rooms with views across the area/countryside & a shower room. Further benefits include a south-west facing landscaped garden, double garage, driveway parking for 6 vehicles, UPVC double glazing and gas central heating.





#### SITUATION

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.

#### ENTRANCE HALL

UPVC double glazed entrance door, stairs to first floor with storage underneath & storage cupboard.

#### CLOAKROOM

Low level WC, wash basin with mixer tap, radiator, splash back tiling and an extractor fan.

#### LIVING ROOM

22'10" x 11'5"

UPVC double glazed bay window to front & french doors to rear, two radiators, phone point, TV point and USB sockets.

#### SITTING ROOM/STUDY

10'10" x 10'5"

UPVC double glazed bay window to front, radiator and TV point.



#### EXTENDED KITCHEN/DINING ROOM

24'7" x 17'7"

Good range of wall, floor & drawer kitchen units, roll-top work surface, drainer sink with mixer tap, pantry cupboard, built-in double oven, 5 ring gas hob, dishwasher & fridge/freezer, extractor fan, breakfast bar, under cupboard lighting, two radiators, TV point, USB socket, skylight and UPVC double glazed window & french door to rear with blinds.

#### EXTENDED UTILITY ROOM

11'0" x 6'9"

Wall-mounted kitchen unit, space for washing machine and additional fridge/freezer, extractor fan, radiator, UPVC double glazed door to rear and cupboard containing a wall-mounted boiler & additional storage.

#### FIRST FLOOR LANDING

Stairs to top floor and a radiator.

#### BEDROOM ONE

13'4" x 10'5"

UPVC double glazed window to front, radiator, built-in wardrobes, TV point, phone point and USB sockets.

#### EN-SUITE

Low level WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, shower cubicle, shower off mains, splashback tiling, extractor fan, radiator, vinyl flooring, shaver point and a UPVC double glazed & frosted window to rear.



#### **BEDROOM TWO**

12'1" x 11'5"

UPVC double glazed window to front and a radiator.

#### **EN-SUITE**

Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower off mains, extractor fan, splashback tiling, vinyl flooring, radiator, cupboard containing hot water tank and a UPVC double glazed & frosted window to front.

#### **BEDROOM FIVE**

11'5" x 8'8"

UPVC double glazed window to rear and a radiator.

#### **BATHROOM**

Low level WC, pedestal wash basin with mixer tap, panelled bath with mixer tap, radiator, splash back tiling, vinyl flooring, extractor fan and a UPVC double glazed & frosted window to rear

#### **TOP FLOOR LANDING**

Keylite skylight and storage cupboard.

#### **BEDROOM THREE**

16'8" x 11'5"

UPVC double glazed window to front with views, two Keylite skylights, two radiators and a TV point.



#### **BEDROOM FOUR**

10'8" x 10'6"

UPVC double glazed window to front & side with views, radiator, large storage cupboard and access to loft space which is insulated.

#### **SHOWER ROOM**

Low level WC, pedestal wash basin with mixer tap, shower cubicle, shower off mains, splashback tiling, vinyl flooring, extractor fan, radiator and Keylite skylight.

#### **EXTERIOR**

The south-west facing rear garden has been landscaped wonderfully by the current owners. The garden benefits from a large patio area, lawned area, slate area behind garage, outside power sockets, outside tap, outside lighting around the garden, fenced borders, gated side access to driveway, door into garage, greenhouse and raised bedding areas.

#### **DOUBLE GARAGE**

21'3" x 21'2"

Up & over doors, power, lighting and roof storage.

#### **OFF-STREET PARKING**

Driveway parking in front of the double garage for 6+ vehicles.

#### **TENURE**

Freehold



### MANAGEMENT FEES

The management company is Saxon Gate (Leonard Stanley) MGT Co Ltd C/O CMG Leasehold Management, Gloucester. The annual cost is approx. £280 per annum. This includes maintenance of the communal garden/lawned areas & play area.

### 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

The council tax band is F.

### GOLD AT BRITISH PROPERTY AWARDS

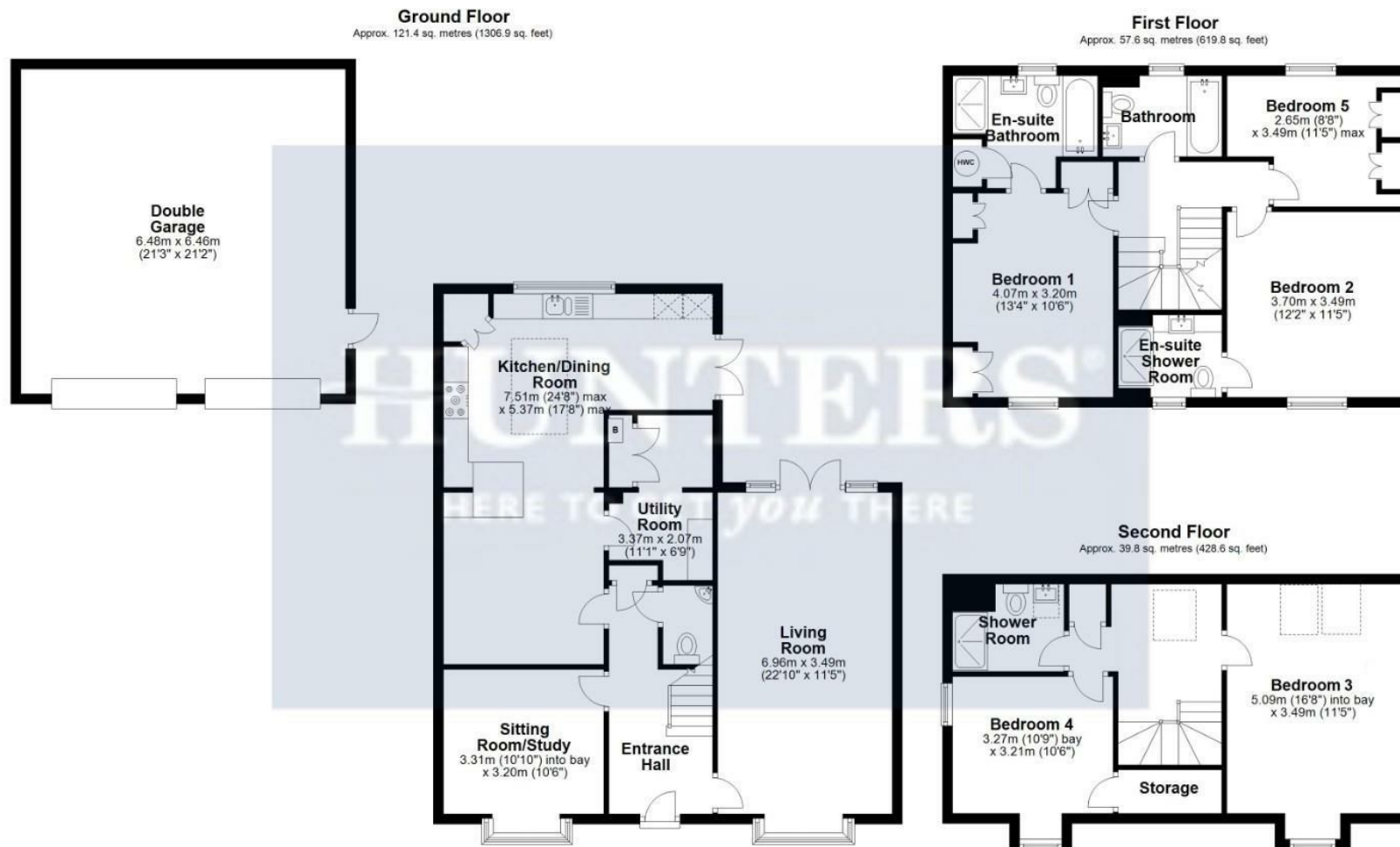
We are pleased to announce Hunters Estate Agents in Stroud have won the GOLD award at the British Property Awards 2024. We also won the award in 2023 and 2021. So if you would like to know the value of your own home & how we are different from our competitors, call us on 01453 764912 or email us at [stroud@hunters.com](mailto:stroud@hunters.com) for a free valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		86	
(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	

### DISCLAIMER

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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Total area: approx. 218.8 sq. metres (2355.3 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.

77 Lyndon Morgan Way, Leonard Stanley

### Viewing Arrangements

Strictly by prior appointment only through the agent Hunters  
01453 764912 | Website: [www.hunters.com](http://www.hunters.com)

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