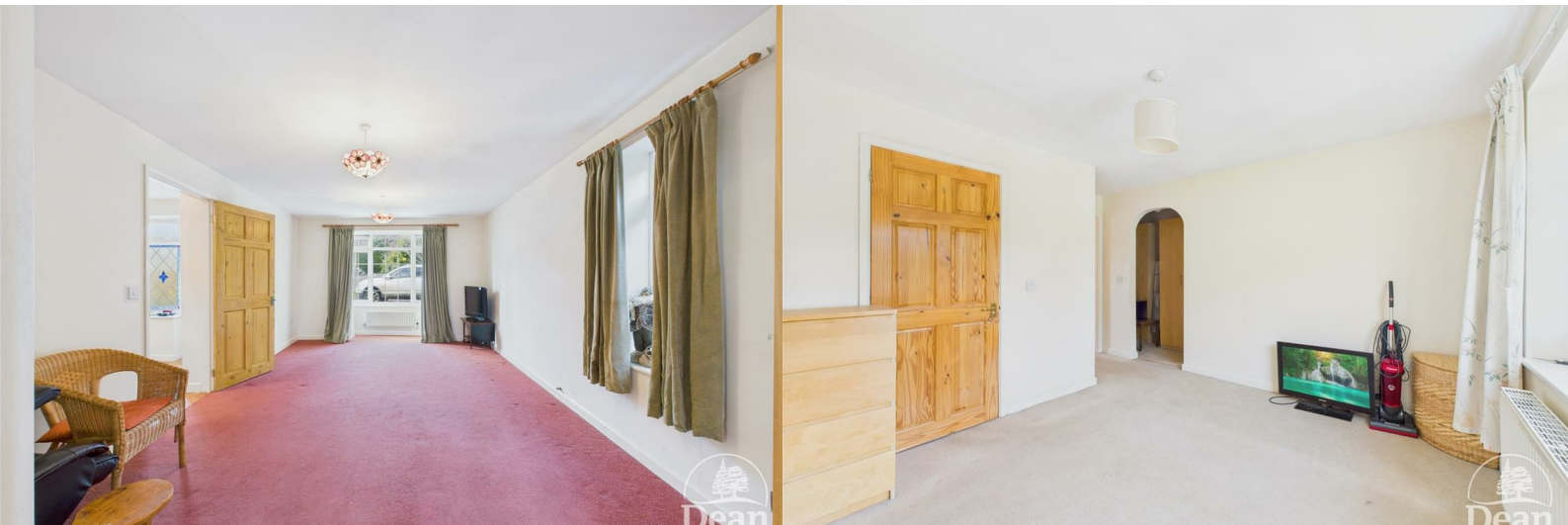




## Gorse Lane

Sling, Coleford, Gloucestershire, GL16 8LT

£425,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\* This impressive family home sits on a generous plot, offering superb space both inside and out. A welcoming and spacious entrance hall leads to a bright lounge, separate dining room & a well-proportioned kitchen, complemented by a useful utility room & a convenient downstairs cloakroom.

Upstairs, there are three double bedrooms, including a fantastic master bedroom with its own en-suite shower room & walk-in wardrobe, along with a family bathroom.

Outside, the property enjoys large front and rear gardens mainly laid to lawn, with a lovely pergola and patio area providing the perfect spots for outdoor dining or relaxing. A detached garage and ample off road parking for numerous vehicles complete this attractive home.

The property is situated in Sling which is a lovely, peaceful village that has plenty to offer. Here you will find fantastic woodland walks, a social club, great bus links and much more. Sling is just a short drive from the town of Coleford where you will find a large range of local amenities such as supermarkets, doctors surgeries, dentists, cafes, independent businesses, free houses and bus links throughout the Forest of Dean and into Gloucester and Wales.



Approached via UPVC double glazed front door into:

#### Entrance Hallway:

6'8" x 12'7" (2.04m x 3.84m)

Double panelled radiator, stairs to first floor landing, doors to kitchen & lounge, power & lighting, smoke alarm.

#### Lounge:

11'5" x 17'5" (3.49m x 5.33m)

Two double panelled radiators, UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, power & lighting, double doors to dining room.

#### Dining Room:

11'6" x 9'9" (3.52m x 2.98m)

Double glazed UPVC double doors to rear garden, double panelled radiator, power & lighting, arch way to kitchen.

#### Kitchen:

8'11" x 11'6" (2.73m x 3.52m)

A range of wall units & base units, four ring gas hob with extractor hood above, gas oven, stainless steel sink with integrated drainer unit, double

glazed UPVC window to side aspect, space for dishwasher, space for fridge/freezer, power & lighting, arch way to utility room.

#### Utility Room:

5'4" x 8'8" (1.65m x 2.65m)

A range of wall units & base units, space & plumbing for washing machine, boiler, power & lighting, door to cloakroom, door to rear garden, double glazed UPVC window to rear aspect, double panelled radiator.

#### Cloakroom:

3'3" x 6'9" (1.00m x 2.06m)

W.C., hand wash basin, frosted double glazed UPVC window, double panelled radiator, lighting, extractor fan, storage cupboard.

#### First Floor Landing:

12'8" x 3'0" (3.88m x 0.93m)

Doors to bedrooms & bathroom, smoke alarm, loft access, power & lighting, double panelled radiator, airing cupboard.

#### Bedroom One:

11'4" x 10'2" (3.47m x 3.11m)

Double glazed UPVC window, radiator, power & lighting, walk-in wardrobe, door to en-suite.

#### En-Suite:

7'11" x 2'10" (2.43m x 0.87m)

W.C., frosted UPVC double glazed window, shower cubicle with electric shower, double panelled radiator, hand wash basin, lighting, extractor fan.

#### Bedroom Two:

10'0" x 9'1" (3.07m x 2.78m)

Double glazed UPVC window, double panelled radiator, power & lighting.

#### Bedroom Three:

6'10" x 9'0" (2.10m x 2.76m)

Double glazed UPVC window to side aspect, power & lighting, double panelled radiator, built in wardrobes.

#### Bathroom:

6'0" x 6'3" (1.85m x 1.92m)

Frosted UPVC double glazed window, W.C., hand wash basin, panelled bath with mixer tap, extractor fan, lighting, shaver point.

#### Garage:

11'8" x 16'2" (3.57m x 4.94m)

Up & over door, power & lighting.

#### Outside:

The property is accessed via five bar gate onto a gravelled driveway with ample off road parking leading to the garage and a pathway to the front door. The front garden is mainly laid to lawn with fencing enclosing the large plot. The rear garden is flat, mainly laid to lawn with a patio area with space for seating.



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PRC Certificates – Some ex-local authority properties have been repaired in recent years using the PRC Scheme wherein a certificate has been produced by a qualified property engineer. This certificate does not imply the suitability for a mortgage approval and you must satisfy yourself of the work carried out that may meet your lenders criteria.

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You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.

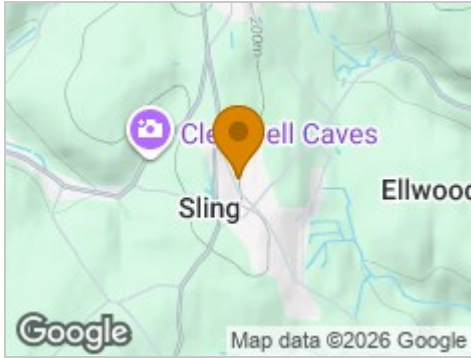
Road Map



Hybrid Map



Terrain Map



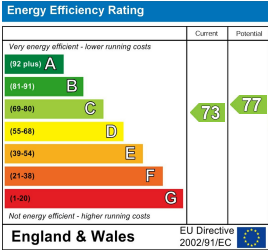
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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