



## 9 Lassington Grove

Highnam, Gloucester, GL2 8DA

**£679,950**



MURDOCK & WASLEY ESTATE AGENTS are delighted to welcome to the open market this extremely well looked after, spacious detached family home located on Lassington Grove, a sought after, quiet cul-de-sac of just 12 houses. The accommodation currently comprises of: Entrance Hallway, cloakroom, study, lounge, dining room, kitchen/family room, utility & conservatory. On the first floor are four bedrooms, en-suite & bathroom. Outside to the rear we have a generous size garden with DOUBLE GARAGE & PARKING to the front.

This property must be seen to be appreciated in full- Offered for sale with NO ONWARD CHAIN



**Entrance Hallway**

Approached via Upvc double glazed front door, radiator, wooden flooring, stairs to first floor, power points, doors to cloakroom, study, dining room, lounge & kitchen/family room, alarm system.

**Cloakroom**

Low level wc & pedestal wash hand basin, radiator, towel rail, extractor fan, partly tiled walls.

**Study 10'2" x 6'10" (3.1 x 2.1)**

Upvc double glazed windows to front, radiator, power points, wooden flooring.

**Dining Room 12'1" x 10'5" (3.7 x 3.2)**

Upvc double glazed windows to front, radiator, power points, double doors through to:

**Lounge 21'3" x 11'5" (6.5 x 3.5)**

Upvc double glazed windows to side & rear, Upvc double glazed door leading to garden, television point, two radiators, power points, telephone point.

**Kitchen 12'9" x 9'6" (3.9 x 2.9)**

Two Upvc double glazed windows to rear, eye & base level units with roll edge work surfaces, sink/drain, electric double oven with separate induction hob & hood, integral fridge/freezer & dishwasher, recessed down lights, power points, opening to:

**Family Room 11'1" x 9'6" (3.4 x 2.9)**

Upvc double glazed doors leading to conservatory. Radiator, power points, door to:

**Utility Room 8'10" x 5'6" (2.7 x 1.7)**

Upvc double glazed window to side & door to rear, base level units with roll edge work surfaces, sink/drain, plumbing for washing machine & tumble dryer, wall mounted combination boiler, radiator, partly tiled walls, tiled flooring.

**Conservatory 13'1" x 12'5" (4.0 x 3.8)**

Upvc double glazed doors to side, Upvc double glazed windows throughout, pvc roof, radiator, power points, television point.

**First Floor Landing**

Upvc double glazed windows to front, access to loft via hatch, airing cupboard, doors to all rooms.

**Bedroom 1 21'7" x 16'0" (6.6 x 4.9)**

Two Upvc double glazed windows to front, two radiators, power points, built in wardrobes, door to:

**En-Suite 8'2" x 6'2" (2.5 x 1.9)**

Upvc frosted double glazed windows to rear, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail, two towel rails, extractor fan, storage cupboard.

**Bedroom 2 16'4" x 11'5" (5.0 x 3.5)**

Upvc double glazed windows to rear, built in wardrobes, radiator, power points.

**Bedroom 3 11'1" x 10'2" (3.4 x 3.1)**

Upvc double glazed windows to front, radiator, power points.

**Bedroom 4 12'9" x 7'2" (3.9 x 2.2)**

Upvc double glazed windows to front, radiator, power points, built in wardrobe.

**Family Bathroom 8'10" x 8'10" (2.7 x 2.7)**

Upvc frosted double glazed window to rear, paneled bath, shower cubicle, low level wc & pedestal wash hand basin, towel rail, shaver point, partly tiled walls, extractor fan, recessed down lights.

**Rear Garden**

A generous size garden which is partly paved, mainly laid to lawn, a selection of flower & shrub borders, shed, cold water tap, gated side access.

**Double Garage 18'4" x 18'0" (5.6 x 5.5)**

Two Up & over doors with power & lighting.

**Tenure**

Freehold.

**Services**

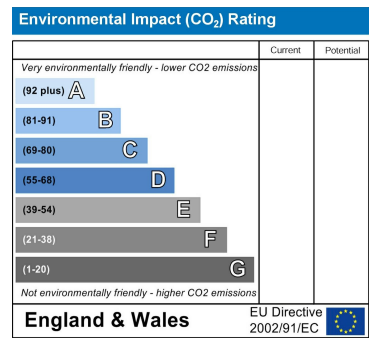
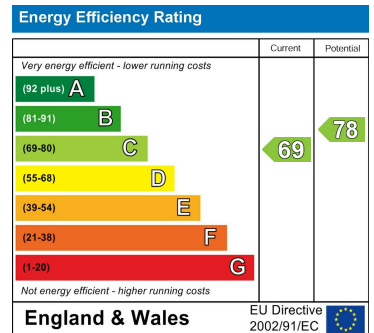
Mains water, gas, electricity & drainage.

**Local Authority**

Tewkesbury Borough Council- Band G

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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