



## 4 Lavington Drive

Longlevens, Gloucester, GL2 0HS

**£385,000**



We are delighted to showcase this wonderfully presented extended three-bedroom semi-detached family home, located in the heart of Longlevens. This much-loved home has been thoughtfully extended to the side, providing additional living space and a convenient W.C., making it perfect for growing families.

The accommodation comprises of: Entrance hallway, cloakroom, lounge, OPEN PLAN Kitchen/Diner & conservatory. Upstairs are three bedrooms & modern four piece bathroom suite.

Outside we have an enclosed rear garden, with garage & driveway also included.



**Entrance Porch 5'6" x 3'9" (1.68 x 1.15)**

Approached via Upvc double glazed front door, Upvc double glazed windows to both side, door through to:

**Entrance Hallway 11'5" x 6'0" (3.5 x 1.83)**

Approached via Upvc double glazed front door, radiator, stairs to first floor with under stairs storage cupboard, doors through to both lounge & kitchen/diner.

**Lounge 14'3" x 12'10" (4.36 x 3.92)**

Upvc double glazed bay window to front, television point, radiator, power points, sliding doors to the open plan kitchen/diner.

**Open Plan Kitchen/Diner 27'5" x 9'11" (8.38 x 3.03)**

Upvc double glazed windows to rear, Upvc double glazed door to rear, eye & base level units with wooden work tops, sink/drain, electric double oven with separate gas hob & hood, space for appliances, tiled flooring, recessed down lights, cupboard housing combination boiler, storage cupboard, two radiators. Doors to cloakroom, garage & conservatory.

**Cloakroom 3'9" x 3'2" (1.15 x 0.97)**

Low level wc & pedestal wash hand basin, radiator, tiled flooring, extractor fan.

**Conservatory 10'4" x 8'2" (3.17 x 2.51)**

Upvc double glazed french doors to side, Upvc double glazed windows throughout, tiled flooring, under floor heating.

**First Floor Landing 7'10" x 6'5" (2.39 x 1.97)**

Upvc double glazed window to side, access to loft via hatch, doors to all bedrooms & bathroom.

**Bedroom 1 14'11" x 10'10" (4.56 x 3.32)**

Upvc double glazed bay window to front, radiator, power points.

**Bedroom 2 10'0" x 10'0" (3.06 x 3.07)**

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

**Bedroom 3 9'3" x 8'1" (2.83 x 2.48)**

Upvc double glazed windows to front, radiator, power points, small storage cupboard.

**Bathroom 8'8" x 5'6" (2.66 x 1.69)**

Upvc frosted double glazed windows to rear, panelled bath, shower cubicle, low level wc & pedestal wash hand basin, partly tiled walls, extractor fan.

**Rear Garden**

A generous size garden which is partly paved, an area laid to lawn, apple tree, flower & shrub borders, shed.

**Garage**

Up & over door with power & lighting.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity, drainage & solar panels ( which are owned)

**Local Authority**

Gloucester City Council- Band C

**Awaiting Vendor Approval**

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		86	89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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