



13 Innsworth Lane

Longlevens, Gloucester, GL2 0DG

£525,000



We are delighted to welcome to the open market this much-loved and heavily extended detached family home, offering an abundance of living space both inside and out. Situated on a fantastic road in Longlevens, this property is perfectly positioned near excellent schools and a range of local amenities, making it an ideal choice for families.

In terms of living space, we have: Entrance hallway, ground floor shower room, three reception rooms, kitchen/diner & utility. Upstairs are four double bedrooms, study & bathroom.

Outside to the rear we have a fantastic garden with double garage & parking.

This truly unique home presents an incredible opportunity for those looking for space, convenience, and a prime location.



Entrance Hallway 11'11 x 8'0 (3.63m x 2.44m)

Approached via double glazed front door, radiator, stairs leading to first floor, recessed down lights, power points, telephone point, doors to all three reception rooms & kitchen/diner.

Lounge 13'0 x 10'8 (3.96m x 3.25m)

Upvc double glazed windows to side & front, television point, radiator, power points.

Dining Room 12'4 x 9'4 (3.76m x 2.84m)

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

Sitting Room 18'5 x 9'9 (5.61m x 2.97m)

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, velux window, radiator, power points. Door leading to kitchen/diner.

Kitchen/Diner 13'9 x 13'6 (4.19m x 4.11m)

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, built in appliances, radiator, power points, partly tiled walls, door to:

Utility Room 6'10 x 6'2 (2.08m x 1.88m)

Upvc double glazed window & door to rear, base level units with roll edge work tops, sink/drain, wall mounted boiler, door to:

Ground Floor Shower Room 6'3 x 5'10 (1.91m x 1.78m)

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail.

First Floor Landing

Upvc double glazed windows to front, radiator, doors to all rooms.

Bedroom 1 10'3 x 9'3 (3.12m x 2.82m)

Upvc double glazed box bay window to front, radiator, power point, built in wardrobes.

Bedroom 2 13'0 x 8'8 (3.96m x 2.64m)

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

Bedroom 3 13'7 x 10'4 (4.14m x 3.15m)

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

Bedroom 4 7'7 x 7'2 (2.31m x 2.18m)

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

Study

Upvc double glazed window to rear, radiator, power point.

Bathroom 12'11 x 7'11 (3.94m x 2.41m)

Upvc frosted double glazed windows to side, four piece suite comprising of shower cubicle, panelled bath, vanity wash hand basin & low level wc, partly tiled walls, heated towel rail, built in wardrobes.

Rear Garden

A fantastic size garden which is partly paved, mainly laid to lawn, allotment area & greenhouse, door to garage & gated side access.

Double Garage

Power & lighting.

Tenure

Freehold.

Services

Mains water, gas, electricity & drainage.

Local Authority

Gloucester City Council- Band E

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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