



41 THE LAWNS  
Gotherington | Cheltenham | Gloucestershire | GL52 9QT

HUGHES **HS** SEALEY

# Welcome to...

## 41 THE LAWNS

Welcome to Number 41, The Lawns, which is a lovely three-bedroom semi detached family home, located in this highly sought after village. Offered for sale with no onward chain, the home enjoys a modern décor, driveway parking and a mature rear garden that enjoys a high degree of privacy and it is because of the above, that this home comes with such a high recommendation to view.

Internally the central entrance hall provides access to all the ground floor rooms which include a spacious living room, a modern kitchen/dining room, benefiting from an array of fitted units, which sits alongside a host of integrated appliances.

Further rooms to the ground floor include a cloakroom, utility area and finally a study, which could quite easily become bedroom four, should the need arise.

Upstairs are three good sized bedrooms and a modern, three-piece family bathroom.









# Explore outside... 41 THE LAWNS

Externally, to the front is a large driveway, allowing parking for three-four cars whilst to the rear is an enclosed, mature garden that enjoys a high degree of privacy and features a large seating area, stepping down to a lawned garden, backing onto mature trees and hedging.

## LOCATION

Gotherington is situated just one mile from the larger village of Bishops Cleeve and six miles from the main regional town of Cheltenham. Transport links serving the village include the M5 motorway at J.9 and Ashchurch rail station. The village benefits from various amenities including a shop/post office, village pub, primary school and church, whilst there are various clubs and activities to participate in around the village such as cricket, rugby and gardening, as well as excellent country walks offering super views across the county.

## KEY FEATURES

- A lovely three-bedroom semi detached family home

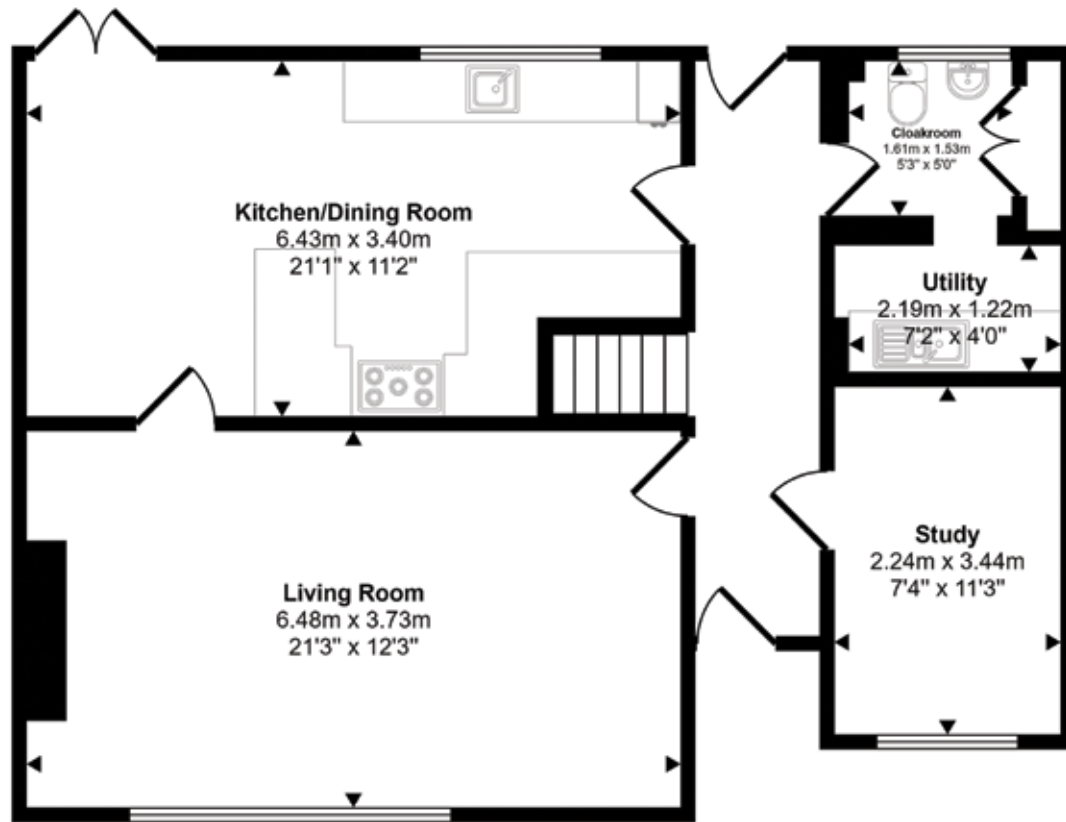
- Offered for sale with no onward chain
- Located in this ever popular village, benefiting from schooling, village shop, post office and pub
- Driveway parking to the front for three-four cars
- Enclosed rear garden, benefiting from a high degree of privacy
- Internally offering a wealth of accommodation across the two floors
- Ground floor offers entrance hall, cloakroom, utility and study
- Further rooms include a spacious living room and modern kitchen/dining room
- Three bedrooms and a modern family bathroom to the upstairs
- A property that comes with a high recommendation to view

## DIRECTIONS

To locate the property, please enter the following postcode into your sat nav system: GL52 9QT. Upon arrival, the property can be identified by our For Sale sign.



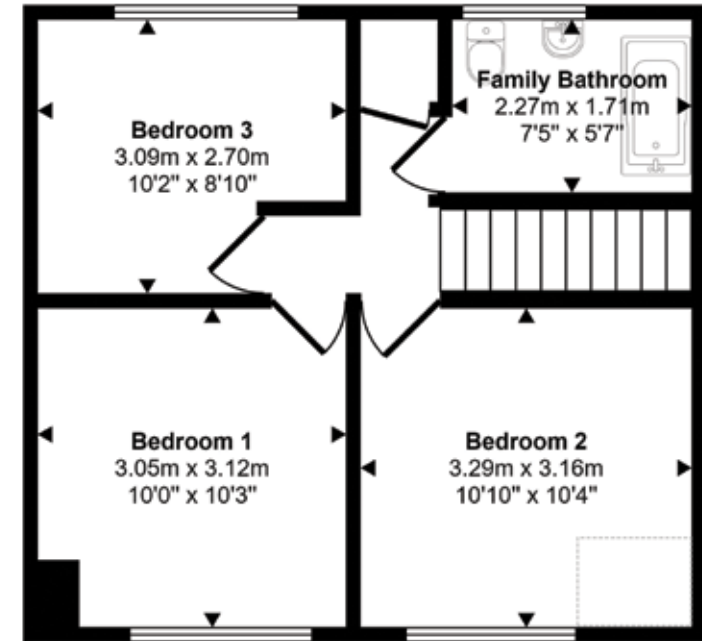
Approx Gross Internal Area  
109 sq m / 1177 sq ft



Ground Floor  
Approx 71 sq m / 760 sq ft

☐ Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



First Floor  
Approx 39 sq m / 417 sq ft



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