



SALES & LETTINGS



Lyndon Morgan Way, Leonard Stanley, Stonehouse
Gloucestershire GL10 3GF

£465,000

- Well Presented Detached Four Bedroom Home
- Village Location
- Living Room
- Kitchen/Diner & Utility
- Family Bathroom & Ensuite
- Integral Garage & Parking for Two Cars
- Beautifully Kept South Facing Garden
- Sought After Development

The Property

TG Sales and Lettings are delighted to present a beautifully presented, detached four-bedroom home, located in the exclusive development of Saxon Gate in the popular village of Leonard Stanley. This property offers bright and well-proportioned accommodation throughout and benefits from a garage, parking for two cars and a lovely south facing garden. Upon entering, doors radiate from the hallway to the living room, kitchen/diner and under stairs storage, and stairs rise to the first floor. The living room is bright and well-proportioned space, positioned to the front of the property. A spacious dining kitchen can be found to the rear, fitted with a range of wall and base units, with integral gas hob and oven. There is space for a dishwasher and fridge/freezer, and room for a family dining table. A separate utility offers further storage units and space for a washing machine and tumble drier, with an external door to the garden and a door leading to the cloakroom. Upstairs, the landing leads you to all the bedrooms and the family bathroom which has an over-bath thermostatic shower. Bedroom one boasts an ensuite shower room and along with bedroom two, enjoys views across to Penn Woods and Selsley Common. Two further bedrooms are positioned at the rear and overlook the pretty garden. Outside, the good size rear garden is mainly laid to lawn and patio, flanked by pretty shrub/flower beds, enjoys a southerly aspect and backs onto a quiet country lane which has direct access onto a network of footpaths through the surrounding countryside. To the front is a small lawn, integral garage and driveway for two cars. AGENT'S NOTE: the annual service charge from '24 -'25 was £278.40



Situation

Leonard Stanley is a village to the south of Stonehouse and southwest of the town of Stroud. The village is part of what is known locally as 'The Stanleys', along with its neighbours King's Stanley and Stanley Downton. It is set underneath the escarpment of Selsley Common and Stanley Woods and this gives fabulous views of the higher ground, especially from the Marling Close recreation field. It is ideally located, only 2 miles from Junction 12 of the M5 and quietly off the A419 Ebley bypass.

Directions

SATNAV postcode GL10 3GF

Tenure Freehold

Local Authority Gloucester

Services Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

Council tax band E





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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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