



39 Malmesbury Road, Leigh, Wiltshire.

DIRECTIONS

Please use the postcode SN6 6RH or call the office at any time for detailed directions from your location.

SUMMARY

Exceptionally well presented family home set in a semi rural location which has been extended and improved in recent years. The property offers plenty of character features including exposed wood flooring and wood burning stove whilst further benefits include private gardens and driveway parking.

PROPERTY

The ground floor is accessed into a welcoming entrance hall with useful storage for coats and shoes. It opens into a bright living room featuring some character features including a wood burning stove, bay window and wood flooring. Double doors lead through into the kitchen which offers a range of cupboards and drawers with a built in oven and hob and space for white goods, whilst enjoying a dual aspect with garden access. There is also a good size dining room providing further reception space. The hallway has stairs providing access to the first floor, another access out to the front and space for a piano. The third bedroom is located on the ground floor with built in wardrobes. It sits next to the ground floor shower room with suite comprising shower cubicle, wc, and wash hand basin. The ground floor is completed by the separate utility offering plumbing and space for white goods.

The first floor landing has a step up to a small area which would make a cute little reading nook. There are two double bedrooms with exposed wood flooring, and one which has built in storage. The property is completed by the family bathroom which enjoys a modern white suite including bath, separate shower, wc and wash hand basin.

GARDENS

The property enjoys a private garden wrapping itself to the front and side and rear of the property offering areas of both patio and lawn with space for storage sheds. Driveway parking is provided for two vehicles whilst there is additional non allocated visitor parking directly opposite the property.

LOCATION

Leigh is a quiet hamlet situated conveniently between Cricklade (2.7 miles), Cirencester (8.6 miles), Malmesbury (9.3 miles) and Swindon (11.1 miles). There is easy access to the local road network which lead to the M4 and M5 motorways and the rail network from Kemble which offers a direct train service to Paddington and is only 8 miles away. There are many leisure and recreational facilities nearby including the Cotswold Water Park.

VIEWING

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

MORTGAGE

We advise potential purchasers to speak to Financial Associates to discuss their financial requirements. Call us for further information.

AGENTS NOTE

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

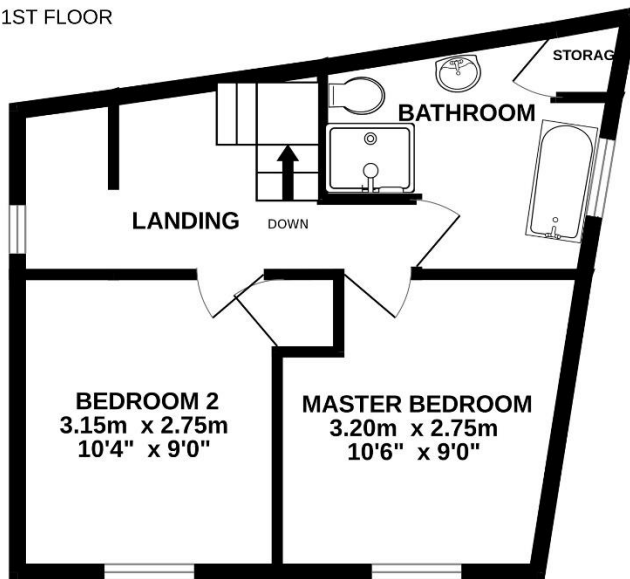


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cirencester@cbslade.co.uk

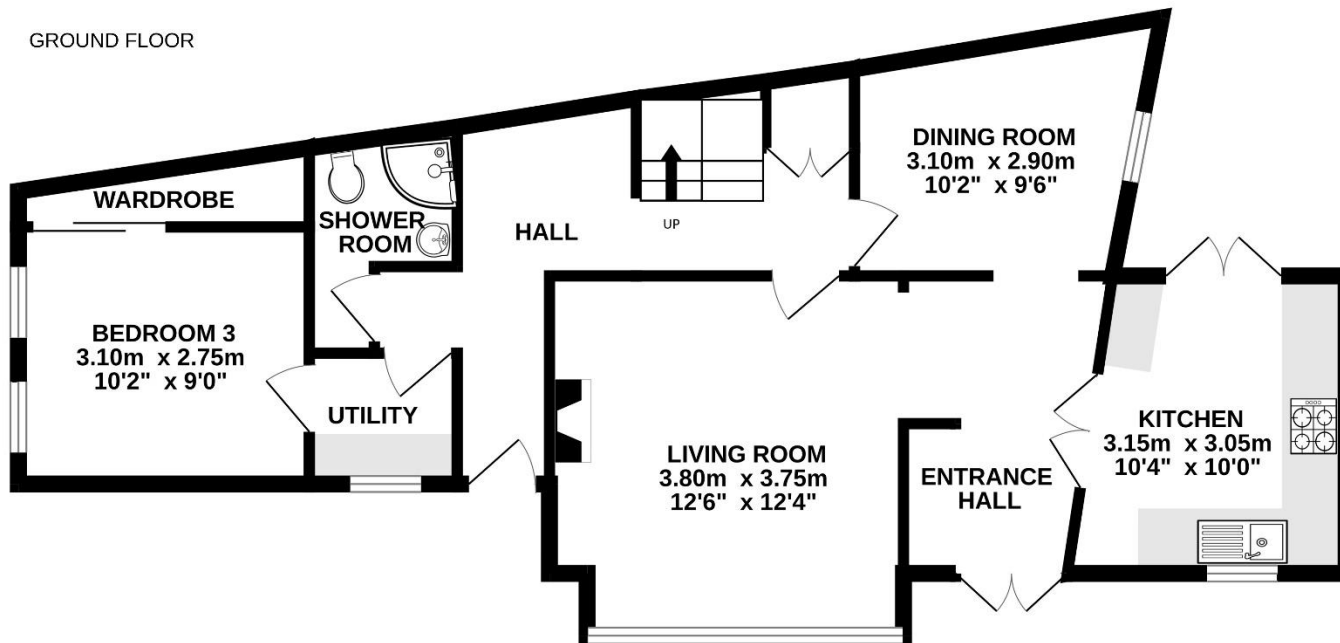
01793 752382
cricklade@cbslade.co.uk

www.cbslade.co.uk

1ST FLOOR



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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