



Lyndon Morgan Way, Leonard Stanley GL10 3GF
£540,000



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- Detached family home
- Four well-proportioned bedrooms
- Additional reception room
- Well-presented throughout
- Enclosed rear garden
- Garage and off road parking
- Annual service charge of approximately £180
- Freehold
- Council tax band E (£2,688.23)
- EPC rating B85

Regent House, 1 Bath Road, Stonehouse, GL10 2JD

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£540,000

Entrance Hall

Composite door to entrance hall. Access to kitchen/diner, living room, study and downstairs WC. Stairs rising to first floor. Radiator.

Living Room

uPVC double-glazed windows to front elevation. Access to kitchen/diner. Built in shelving units. Radiator.

Kitchen/Diner

uPVC double-glazed window to rear elevation and uPVC double-glazed French doors to rear garden. Range of wall and base units with one and a half bowl sink with mixer tap and drainer, low-level double oven, four ring electric hob with extractor hood over, integrated fridge/freezer and dishwasher. Radiator.

Study

uPVC double-glazed window to front elevation. Radiator.

Utility room

Door to side elevation. Wall and base units with space for washing machine. Boiler. Radiator.

Cloakroom

Low-level WC and wash hand basin. Radiator.

Master Bedroom

uPVC double-glazed window to front and side elevation. Built-in wardrobe. Access to en-suite. Radiator.

En-Suite Shower Room

Low-level WC, wash hand basin, walk in shower with waterfall shower. Radiator.

Bedroom Two

uPVC double-glazed window to front elevation. Built-in wardrobe and over-stairs storage. Radiator.

Bedroom Three

uPVC double-glazed window to rear elevation. Built-in wardrobe. Radiator.

Bedroom Four

uPVC double-glazed window to rear elevation. Built-in wardrobe. Radiator.

Bathroom

uPVC double-glazed frosted window to rear elevation. Low-level WC, wash hand basin, bath with shower over. Radiator.

Outside

The front of the property has two off-road tandem parking spaces, additional parking to the front and access to the single garage. The rear garden is fully enclosed and mostly laid to lawn, there is a patio area and side access.

Location

Leonard Stanley is situated seven miles from the city of Gloucester and thirty miles from Bristol. It is easily accessible by road with Junction 13 of the M5 motorway just three miles away. There are railway stations at Stroud, Stonehouse and Cam and international airports at Bristol, Cardiff & Birmingham. The village offers, a Primary School, playgroup, pub, baby and toddler group, cricket and football clubs, social club and bus service.

Material Information

Tenure: Freehold.

Council tax band: E.

Local authority and rates: Stroud District Council - £2,688.23 (2024/25).

Annual service charge of approximately £180.00.

Electricity supply: mains.

Water supply: mains.

Sewerage: mains.

Heating: mains.

Broadband speed: 7 Mbps (basic), 80 Mbps (superfast) and 9000 Mbps (ultrafast)

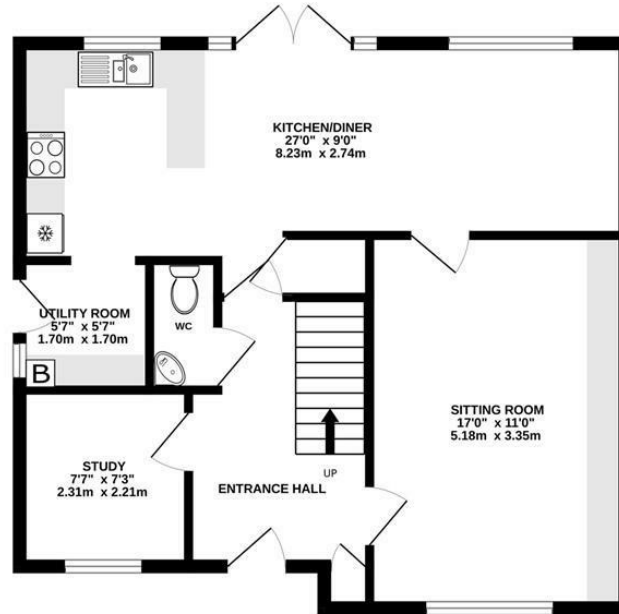
Mobile phone coverage: EE (Limited), Three (Limited), O2 (Limited) and Vodafone (Limited).



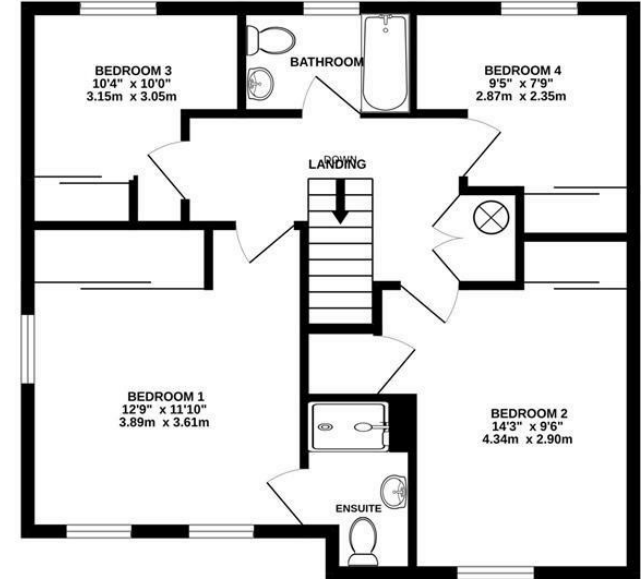
GARAGE
154 sq.ft. (14.3 sq.m.) approx.



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
676 sq.ft. (62.8 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 sq.m.) approx.

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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