

Lechlade Court, Lechlade, GL7 3JS

01793 840 222 | alan**hawkins**.co.uk

alan hawkins
PROPERTY SALES & LETTINGS



- Stunning Park Home
- Vaulted Ceilings
- Dual Aspect Living Room
- Driveway Parking
- 2 Dogs & 1 Cat Permitted
- 50 x 22 sited in 2019
- Kitchen/Diner & Utility Room With Upgrades
- En-Suite Shower Room & Fitted Wardrobes
- Over 50s Pet Friendly Site
- Viewings Recommended!

alan hawkins
PROPERTY SALES & LETTING

49A Lechlade Court
Lechlade, GL7 3JS

£269,995

An impressive and beautifully presented two double bedroom 50' x 22' Oakgrove Waverton park home, situated on the desirable Lechlade Court residential development for the over 50s, within the popular Cotswold town of Lechlade.

Sited in 2019, this particularly spacious home has been maintained to an excellent standard and offers generously proportioned accommodation throughout, complemented by a number of additional upgrades and attractive vaulted ceilings to both the kitchen/dining room and living room, creating a wonderful sense of space.

Internally, the accommodation comprises a welcoming entrance hallway providing access to a useful study/home office, followed by a spacious kitchen/dining room featuring a vaulted ceiling, an excellent range of fitted units and integrated Neff appliances, including an upgraded five ring gas hob and wine chiller. A large picture window provides an abundance of natural light, whilst a separate utility area offers additional practicality. Beyond the kitchen is an impressive living room, again benefiting from a vaulted ceiling, generous windows and the added comfort of air conditioning.

Positioned at the opposite end of the home are two good sized double bedrooms, both benefiting from fitted wardrobes, with the principal bedroom further enjoying an en-suite shower room accessed via mirrored sliding doors. A recently refitted main shower room, featuring a generous walk-in shower and contemporary fittings, completes the accommodation.

Externally, the property benefits from a manageable garden surrounding the home, with a private patio seating area to the rear providing an attractive space for outdoor relaxation. A rear pedestrian gate offers convenient access to additional communal parking, available on a non allocated basis, whilst a private driveway to the side provides parking for one vehicle.

Lechlade Court is an established residential development exclusively for the over 50s and is pet friendly, permitting up to two dogs and one cat.

All in all, an excellent opportunity to acquire a generously sized and well appointed park home with a number of desirable extras. An internal viewing is highly recommended to fully appreciate the accommodation on offer.



Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

Council Tax: Cotswold District Council

Tax Band A For information on tax banding and rates, please call Cotswold District Council

Tenure

Mobile Homes Act 1983

Services & Pitch Fee

Heating - LPG
Electric - Mains Via Site
Water & Waste - Mains Via Site
Pitch Fee: £212.62 Per Month


alan
hawkins


alan
hawkins


alan
hawkin



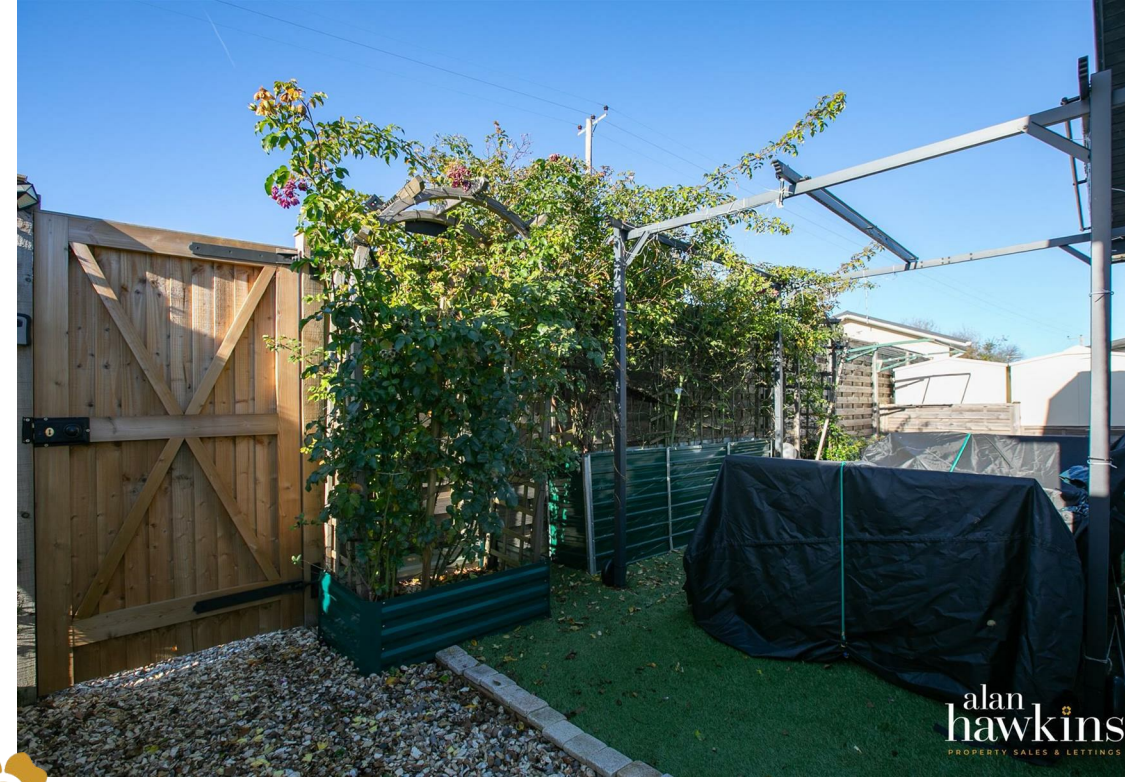

alan
hawkins


alan
hawkins


alan
hawkins

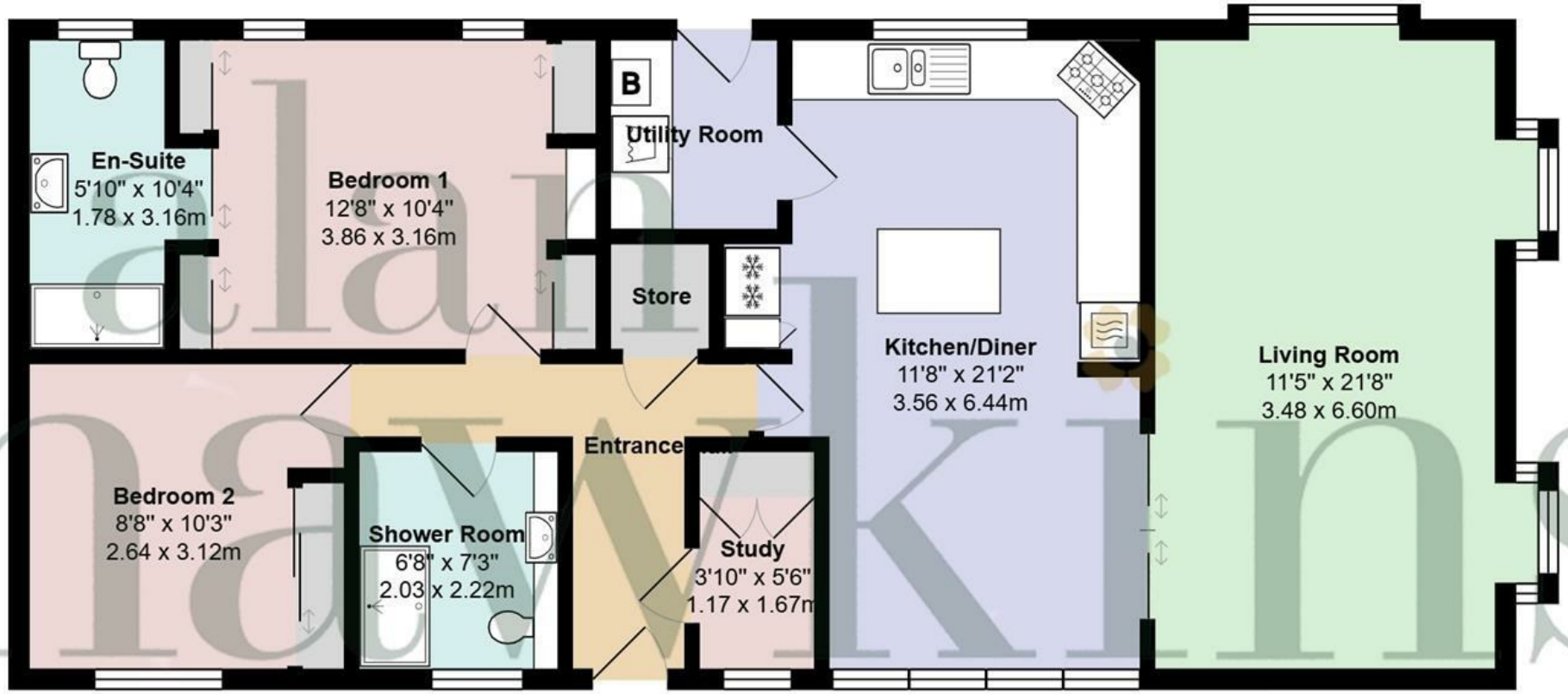

alan
hawkins


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins
PROPERTY SALES & LETTINGS


alan
hawkins


alan
hawkins



alan hawkins
PROPERTY SALES & LETTINGS

Total Area: 1053 ft² ... 97.9 m²

N
W
E
S

Disclaimer:
These floor plans are provided for guidance only and are not to scale.
All dimensions, layouts, and details shown are approximate and should not be relied upon as statements of fact.
Prospective purchasers or tenants should satisfy themselves by inspection or independent verification.
Fixtures, fittings, furniture, and appliances shown are indicative only and may not be included in the sale or letting.
Neither the seller, landlord, nor the estate agent accepts responsibility for any inaccuracies or omissions. Copyright Alan Hawkins Estate Agents Ltd

alan hawkins

PROPERTY SALES & LETTINGS

01793 840 222 | alan**hawkins**.co.uk

Alan Hawkins
26/26a High Street,
Royal Wootton Bassett
Wiltshire, SN4 7AA

Disclaimer: These particulars are believed to be correct but their accuracy cannot be guaranteed. They do not form part of the contract and Alan Hawkins Estate Agents are not to be held liable in any way for any mistakes or inaccuracies in these particulars. The agents have not tested any apparatus, equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

THE GUILD PROPERTY PROFESSIONALS

safeagent

The Property Ombudsman