HUNTERS®

HERE TO GET *you* THERE



Leckhampton Place

Cheltenham, GL53 0FA

Asking Price £625,000

3 | 2 | 2 | B

Council Tax: E





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Cheltenham, GL53 0FA

Asking Price £625,000







Welcome to Leckhampton Place, a high-end private estate of premium quality homes built circa 2016 by renown builder Crest Homes. This outstanding example is a three-bedroom luxury property with two bathrooms, private rear garden and off-road EV supplied private parking.

This fine house is situated at the end of the development and is offered to the sales market in immaculate and beautifully maintained condition throughout. The accommodation on offer includes the following:

Ground Floor:
Two steps lead to the front door which in turn gives access to the main entrance hall. The cloakroom offers a modern suite with wc and basin. The large 17'+ kitchen/dining room faces the front elevation and is a superb space to entertain family and friends as well as being the central hub of daily activity. Lying across the full width of the rear is an 18'+ sitting room enjoying open views of the rear garden.

First Floor:
Following the footprint of the ground floor, the first floor offers spacious and well-proportioned rooms with bedroom one and three facing the front elevation and bedroom two and the family bathroom facing the rear. Bedroom one boasts of a spacious en-suite and fitted wardrobes.

Outside:
Leckhampton Place is a private road of exclusive, modern designed properties and immediately impresses visitors with an impeccably well-maintained overall appearance. At the front of the property there are two block-paved dedicated off-road parking spaces. There is also an EV Charging point for an electric car. At the rear, the garden enjoys a high degree of privacy and has been professionally landscaped with low maintenance and maximum enjoyment in mind. There is a large patio area with surrounding stone chip areas. There is a substantial timber garden store that has been recently added and included in the sale.

Hunters Estate Agents highly recommend this property.

All viewings are strictly by appointment only.

- **A Modern High-End Three Bedroom Luxury Home with Two Bathrooms**
- **An Exclusive Private Development in Leckhampton**
- **Allocated Off-Road Parking with EV Charging**
- **Walking Distance to Excellent Local Schools**
- **Council Tax Band E | Energy Rating (EPC) B**
- **High Quality Kitchen and Bathroom Fittings**
- **Immaculately Presented Throughout**
- **Generous 40'+ Low Maintenance and Non-Overlooked Rear Garden**
- **Quick Access to Bath Road Shopping**
- **Tenure - Freehold**

Living Room
11'4" x 18'3" (3.47 x 5.58)

Kitchen / Dining Area
17'8 x 10 (5.38m x 3.05m)

Bedroom One
13'8" x 9'9" (4.18 x 2.98)

En-Suite
4'1" x 8'4" (1.26 x 2.55)

Bedroom Two
11'0" x 10'11" (3.36 x 3.35)

Bedroom Three
9'8" x 8'1" (2.96 x 2.47)

Bathroom
5'6" x 6'7" (1.69 x 2.01)

WC
5'7" x 2'11" (1.71 x 0.89)

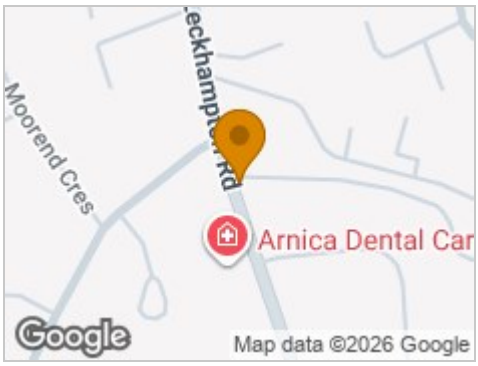








Road Map



Hybrid Map



Terrain Map

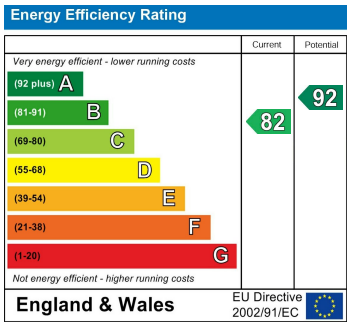


Floor Plan



Viewing

Please contact our Hunters Cheltenham Office on 01242 528500 if you wish to arrange a viewing appointment for this property or require further information.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.
THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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