



122 Lavington Drive, Longlevens, GL2 0HT

In Excess of £325,000

Farr & Farr Sales & Lettings

122 Lavington Drive

Longlevens, Gloucester, GL2 0HT

Set in the ever popular Longlevens area, this extended three-bedroom home offers spacious and versatile accommodation ideal for modern family living. Conveniently positioned within easy reach of Sir Thomas Rich's Grammar School, excellent local amenities, and commuter links, this superb property combines practicality with contemporary comfort. Well maintained throughout, it presents a fantastic opportunity for families looking to settle in a well connected and highly sought after location. The accommodation comprises three well proportioned bedrooms and a newly fitted family bathroom on the first floor. The ground floor offers a spacious and light filled living room, flowing seamlessly into the dining area and onwards to a versatile snug featuring sliding patio doors opening onto the rear garden. The kitchen provides access to the garage, utility room, additional storage space, and a convenient cloakroom.

Externally, the property benefits from a well maintained rear garden, while the front offers a driveway with space for two cars, a lawned area, and a mature tree.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D





ENTRANCE PORCH

Double doors. Tiled floor.

ENTRANCE HALL

Accessed via double glazed front door. Radiator. Understairs storage cupboard.

LIVING ROOM

12' 5" x 14' 11" (3.79m x 4.55m)

Feature fireplace. Double glazed bay window. Radiator. T.V point.

DINING ROOM

8' 11" x 10' 6" (2.73m x 3.20m)

Radiator. Door to kitchen. Opening to:-

SNUG

16' 6" x 6' 2" (5.02m x 1.89m)

Sliding double glazed door to garden. Double glazed window.

KITCHEN

9' 3" x 10' 6" (2.81m x 3.20m)

Range of wall and base units, with cupboards and drawers below. Part tiled walls. Plumbing for washing machine or dishwasher. Range cooker. Stainless steel sink and drainer.

UTILITY AREA

13' 5" x 7' 7" (4.10m x 2.30m)

Range of wall and base units.

CLOAKROOM

2' 6" x 9' 8" (0.76m x 2.94m)

Low level W.C. Radiator. Window.

STORAGE

9' 9" x 9' 9" (2.98m x 2.98m)

Glazed window. Double glazed door to garden. Shelving.





FIRST FLOOR LANDING

Storage cupboard with shelving. Double glazed window. Access to attic. (Light and boarded).

BEDROOM 1

10' 4" x 15' 5" (3.15m x 4.69m)

Radiator. Double glazed bay window.

BEDROOM 2

11' 10" x 10' 7" (3.61m x 3.22m)

Radiator. Double glazed window to rear aspect.

BEDROOM 3

8' 11" x 8' 0" (2.71m x 2.43m)

Double glazed window. Radiator. Storage cupboard.

BATHROOM

6' 4" x 5' 4" (1.94m x 1.62m)

Newly fitted suite comprising of fully tiled bath with overhead shower. Low level W.C. Pedestal wash hand basin. Double glazed window. Heated towel rail.



GARDEN

Fully enclosed rear gardens with decking, patio area and good area of lawn. Stepping stones & mature shrubs and bushes.

FRONT GARDEN

Driveway with parking for multi cars. Lawn area with mature tree. Enclosed with low wall.

DRIVEWAY

GARAGE

Single Garage

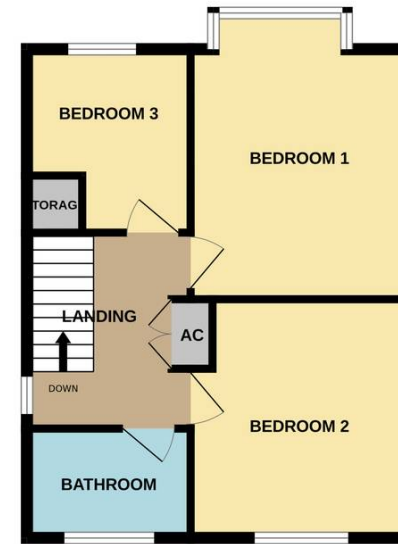
4.97 X 2.51 Up and over door with power.



GROUND FLOOR



1ST 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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