



202 LECKHAMPTON ROAD

Cheltenham | GL53 0AQ





# A MODERN AND CONTEMPORARY FAMILY HOME

Klekken is a thoughtfully designed semi-detached home set back from the road. The property features off-road parking for multiple vehicles and boast nearly 1,700 sq. ft. of well-proportioned accommodation.



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Local Authority: Cheltenham Borough Council

Council Tax band: E

Tenure: Freehold

Guide Price: £825,000





## LIVING

Upon entering, you are welcomed by a spacious entrance hall with stairs to the first floor, an under-stair storage cupboard, a cloakroom, and a utility room. The formal sitting room at the front includes a large bay window, providing plenty of natural light. At the rear, a stunning open-plan kitchen, dining, and family space benefits from bi-fold doors leading directly onto the rear garden, creating a seamless flow between indoor and outdoor living.











## BEDROOMS AND BATHROOMS

On the first floor, the principal bedroom enjoys its own en-suite shower room and fitted wardrobes. Two additional bedrooms on this level are served by a stylish family bathroom with a separate shower. The top floor features a large guest bedroom and an additional modern shower room.











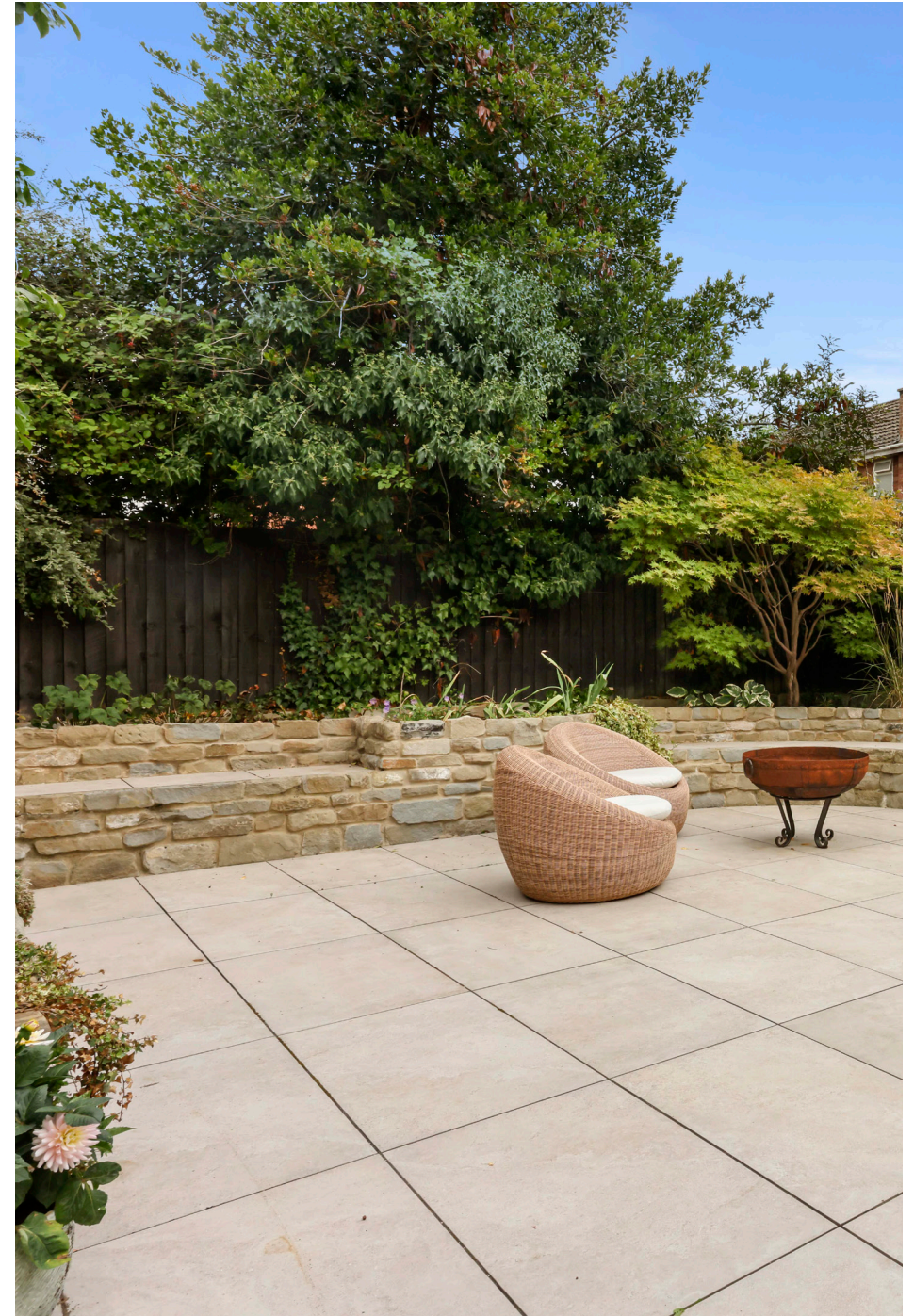
## OUTSIDE AND LOCATION

### Outside

Externally, the front of the property offers a gravel driveway with parking for at least two cars. A gated side access leads to the private rear garden, which has been completely landscaped to a very high standard with a low-maintenance paved area that blends perfectly with the house. The property has a 10-year new home warranty which commenced from 2021.

### Location

Leckhampton is a highly sought-after suburb of Cheltenham, less than a mile from Montpellier and close to Bath Road's shops, cafes and restaurants. The area offers excellent schools, including Leckhampton Primary, Balcarra's, Leckhampton High and nearby public schools such as Cheltenham College and Cheltenham Ladies'. Cheltenham Spa Station provides direct trains to Bristol, Birmingham and London,





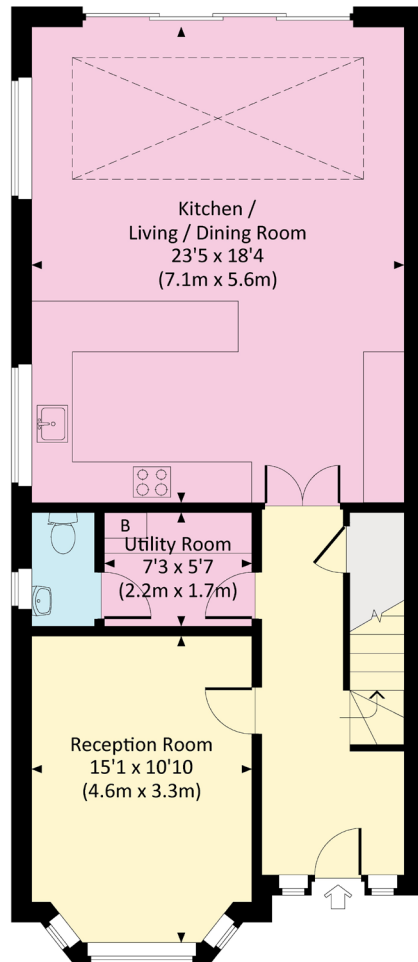




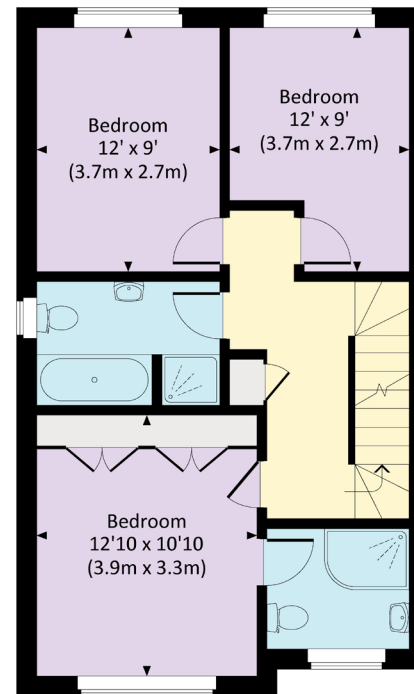
## LECKHAMPTON ROAD, GL53

Approx. gross internal area

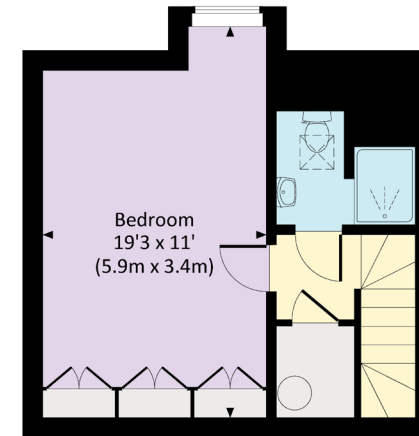
1677 Sq Ft. / 155.8 Sq M.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)





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