

Christian Benjamin
LETTINGS

Burford Road, Lechlade, Gloucestershire.

Monthly Rental Of £1,600









4 Nettlestead Court, Burford Road, Lechlade, Gloucestershire.

Directions
Please use the postcode GL7 3GF or call the office at any time for detailed directions from your location.

Summary
A spacious three bedroom modern home in Lechlade, with a generous living room, kitchen/breakfast room and a private rear garden backing directly onto open countryside. With three genuinely useful bedrooms, a downstairs cloakroom and a family bathroom, this is a practical home with plenty of space and a particularly lovely outlook to the rear.

Step inside
The entrance hall provides a welcoming start, with stairs rising to the first floor and a useful downstairs cloakroom.
To the front is the kitchen/breakfast room, fitted with a good range of storage and worktop space, integrated appliances and plenty of room for a dining table. It is a practical everyday space that works well for both cooking and casual dining.
Stretching across the rear of the house is the impressive living room, measuring just over 6 metres in length and offering plenty of flexibility for different seating arrangements. Glazed double doors open directly onto the garden, while the outlook beyond gives the room a lovely sense of space.
Upstairs are three bedrooms. The main bedroom is a generous double with two windows enjoying views across the open countryside behind the house. Bedroom two is another good-sized room, while the third bedroom works equally well as a bedroom, nursery or home office.
The family bathroom completes the first floor, with a suite comprising bath with shower over, WC and wash hand basin.

Step outside
To the front, the property benefits from parking for two cars.
The rear garden is enclosed and laid mainly to lawn, with a pathway leading towards a timber shed and gated access. What really sets it apart, though, is the outlook. The garden backs onto open countryside, giving a wonderfully open feel that is increasingly hard to find with a modern home.

Area insight
Lechlade is a popular Cotswold town sitting on the River Thames and offering an excellent range of everyday amenities, independent shops, pubs, cafés and restaurants. There are plenty of countryside and riverside walks nearby, while the location is also well placed for access towards Cirencester, Fairford, Burford and Swindon, making this a particularly useful spot for anyone wanting village and country surroundings without feeling cut off.

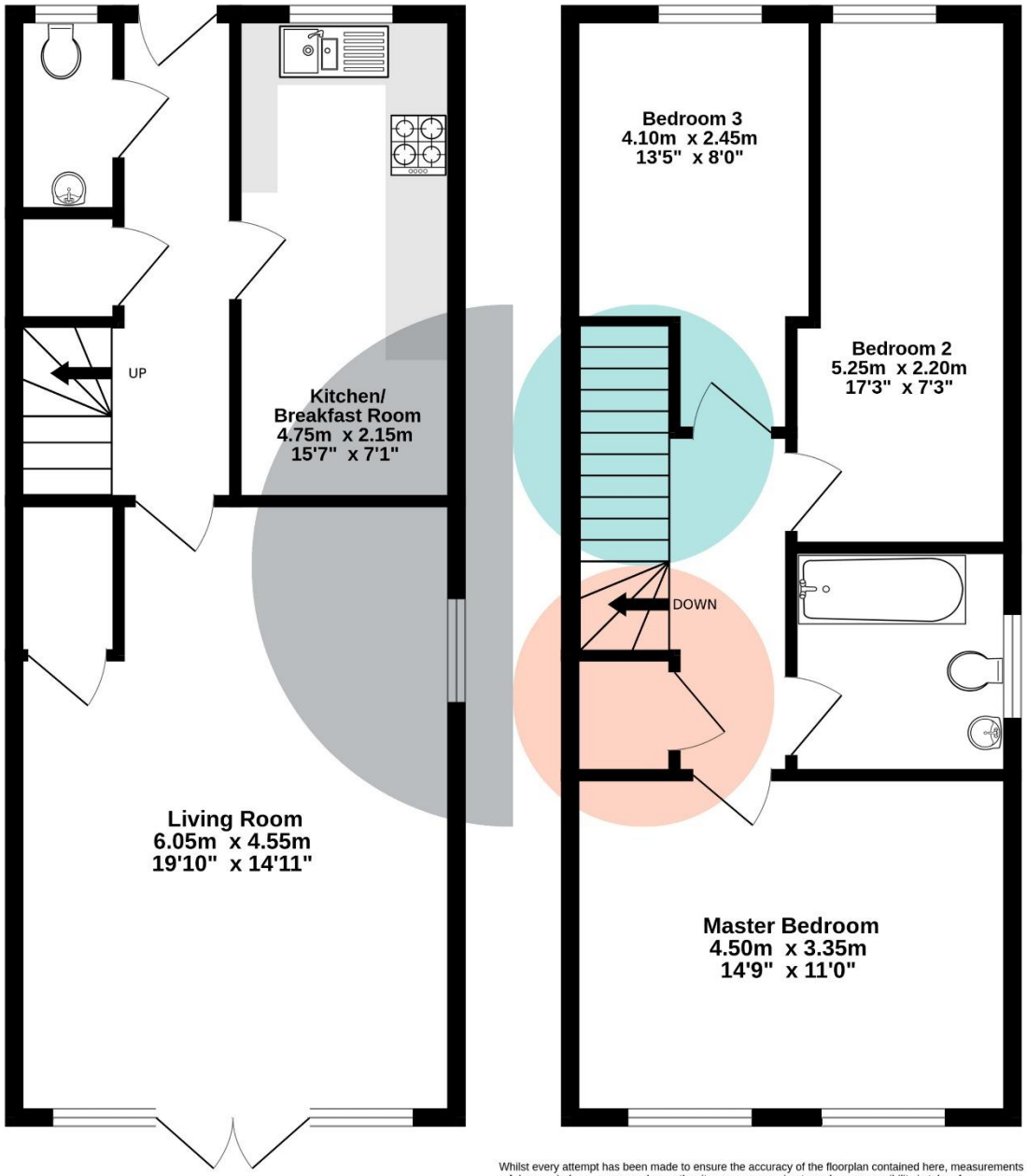
Viewing
Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Fees
There are a range of fees that may be payable. Please check the full online listing, our website, in our office, or ask a member of the team if you require more information.

Agents Note
We wish to inform prospective tenants that we have prepared these particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

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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