



345 Longford Lane, Gloucester – GL2 9EL

In Excess of £399,950

Farr & Farr Sales & Lettings

345 Longford Lane

Gloucester, GL2 9EL

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

A BEAUTIFULLY EXTENDED AND IMPROVED FOUR-BEDROOM FAMILY HOME

A deceptively spacious semi-detached family home, substantially extended and upgraded by the current owners to provide individual and generously proportioned accommodation arranged over three floors.

Number 345 offers four bedrooms and a well-appointed family bathroom. The ground floor features a formal sitting room to the front, alongside an impressive open-plan kitchen, living and dining area overlooking the private gardens. Further benefits include gas central heating, double glazing, a separate utility room and a convenient cloakroom.

Longford Lane is a popular residential location, situated less than a mile north of the city centre. A range of local schools, shops and transport links are close at hand, while the nearby northern ring road provides convenient access to Cheltenham and the M5 motorway. Combining generous living space, thoughtful improvements and a convenient location, this property offers an excellent opportunity for families seeking a well-presented home with room to grow.





ENTRANCE PORCH

UPVC double glazed front door with coloured glass detail. Quarry tiled floor. Carriage light. Half glazed door to:-

ENTRANCE HALL

Black, red and cream tiled floor. Part panelled radiator. Coved ceiling. Staircase to:-

SITTING ROOM

11' 6" x 13' 9" (3.50m x 4.19m)

Fireplace with cast iron insets and open grate with cupboard to one side. Coved ceiling. Picture rails. Double radiator. Square bay window to the front with built-in blinds.

KITCHEN/DINING/FAMILY ROOM

23' 5" x 15' 7" (7.14m x 4.75m)

Dining area. Coved ceiling. Polished tumble limestone floor with underfloor heating. Understairs cloaks cupboard and arch to kitchen area. Beautifully fitted with island unit comprising double Belfast sink with mixer taps. Marble worktops with cupboards below. Built-in dishwasher. Wine racks. Cupboards and breakfast bar. Wall and base units, again with marble worktops with space for cooking range with stainless steel back plate and cooker hood. Double glazed windows and double glazed double French doors to terrace and garden. Wall thermostat. Door to:-

REAR HALL/UTILITY

Limestone floor with underfloor heating. Plumbing for washing machine. Space for dryer with cupboards above. Worcester gas fired central heating boiler. Meter cupboard. Space for large fridge/freezer. Door to garden

CLOAKROOM

Low-level WC. Corner wash hand basin. Limestone tiled floor.



FIRST FLOOR

LANDING

Panelled walls. Radiator. Staircase to second floor.

BEDROOM 1

15' 0" x 10' 10" (4.57m x 3.30m)

One wall three-quarter panelled. Double radiator. Victorian cast iron fireplace. Double wardrobe cupboard.

BEDROOM 3

10' 4" x 8' 6" (3.15m x 2.59m)

Wood strip floor. Double radiator. Victorian cast iron fireplace.

BEDROOM 4

9' 0" x 5' 10" (2.74m x 1.78m)

Double wardrobe cupboard and shelf store cupboard. Radiator. Wood strip floor.

BATHROOM

White suite of panelled bath with mixer taps and shower attachment with tiled splashback and glazed screen. Pedestal wash hand basin. Low-level WC. Part panelled walls. Radiator. Airing cupboard with shelving.

SECOND FLOOR

Window.

BEDROOM 2

14' 6" x 16' 4" (4.42m x 4.98m)

Radiator. Access to eaves storage. Inset ceiling spotlights. Built-in double wardrobe cupboard and shelving.

HOME OFFICE/GYM

13' 6" x 9' 2" (4.12m x 2.79m)

High-quality flooring. Inset ceiling spotlights. Built-in store cupboards and boot cupboards. Wall mirror and UPVC glazed double doors with a Southerly aspect overlooking the garden.



FRONT GARDEN

Wrought iron gate and black brick path to the front door with terracing and gravel with laurel hedges giving a great deal of privacy.

REAR GARDEN

Parking for two cars with electricity charging point with double gates to paved terrace and gravel area with open workshop and garden shed and fuel store. Good area of lawns with shrubs and bushes. All enclosed by wall and fencing giving near complete privacy. Outside light. Power and tap.

DRIVEWAY

2 Parking Spaces

EV CHARGING







Floor 0



Floor 1



Floor 2



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