

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

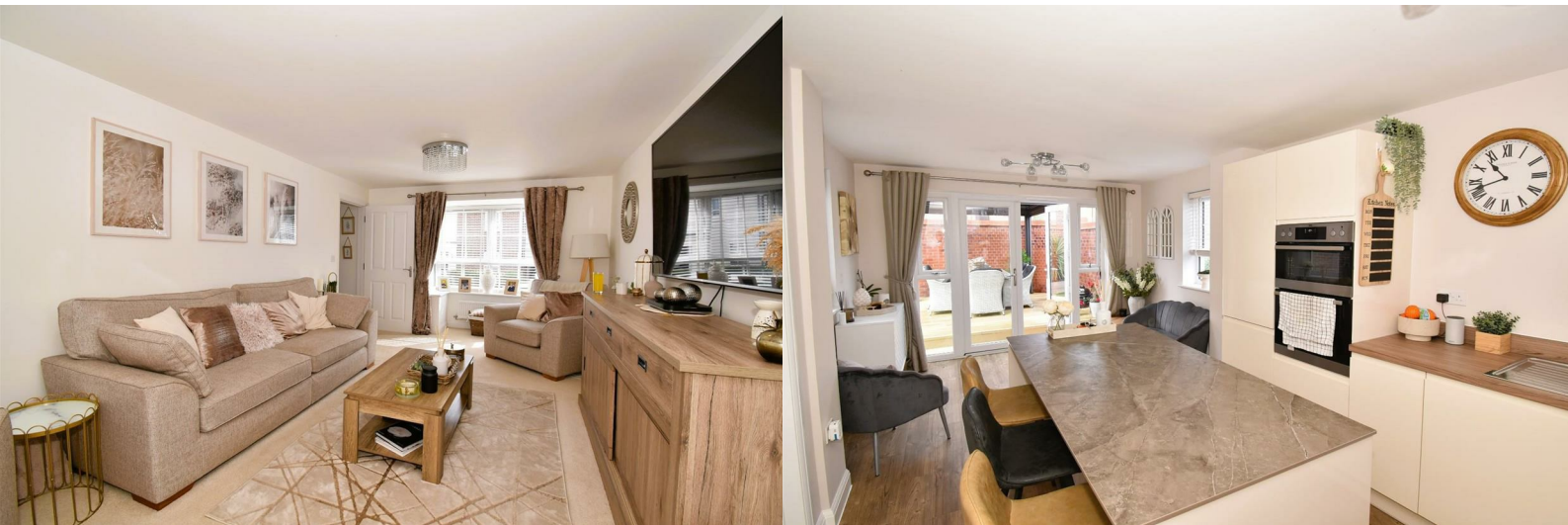


Lyndon Morgan Way

Leonard Stanley, GL10 3GG

Guide Price £600,000

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## AMENITIES

Leonard Stanley has a thriving primary school nearby, a local church and playing fields whilst local shops can be found in adjoining Kings Stanley. These include a useful Cooperative grocery store and post office. Meanwhile Leonard Stanley has its own popular public house. There is also easy road access to Stonehouse, Stroud and J13 of the M5, and open countryside is equally available with nearby views of the Cotswold Hills and ample country footpaths nearby to enjoy.

## DIRECTIONS

Head out on the A419 Cainscross Road, past Marling School and take the first left at the roundabout onto the Dudbridge Road. Go over the next roundabout and continue along the A419 in the direction of the motorway. Turn left onto Ryeford Road South, across into Brockley Road and turn left. The new development and Lyndon Morgan Way will soon be noticeable on the right.

## HALLWAY

Double glazed front door, understairs area, meter/storage cupboard. Amtico flooring. Doors to.....

## CLOAKROOM

Comprising: WC, corner pedestal basin, extractor, Amtico flooring, radiator.

## SITTING ROOM

21'0" not into bay x 11'4" (6.40m not into bay x 3.45m)

Double glazed bay fronted window to front and double glazed French doors with glass panels either side to the rear garden. 2 radiators.

## DINING ROOM

10'3" x 9'1" not into bay (3.12m x 2.77m not into bay)

Double glazed bay window to the front. radiator, vinyl flooring.

## KITCHEN DINING ROOM

21'2" x 11'0" max (6.45m x 3.35m max)

A range of cream gloss wall and base units with worktops over. central island feature with cupboards and breakfast bar incorporated and Decton worktop over. One and a half bowl sink, Integrated appliances to include a fridge freezer, dishwasher, electric double oven and a 5 ring gas hob with

extractor hood over. Double glazed French doors and glass panels to the rear garden, 3 double glazed windows. double radiator, Amtico flooring. Door to utility room.

## UTILITY ROOM

6'8" max x 5'8" (2.03m max x 1.73m)

Cream gloss wall and base units with worktops over. plumbing for a washing machine, space for a tumble dryer, Wall mounted gas fired boiler, double glazed door to garden, Amtico flooring.

## FIRST FLOOR LANDING

Staircase to first floor, doors to.....

## MASTER BEDROOM

20'6" reducing to 13'2" x 10'3" max (6.25m reducing to 4.01m x 3.12m max)

Range of extensive matt white fitted wardrobes, 2 radiators, double glazed windows to the front and side aspects. Door to en-suite.

## ENSUITE BATHROOM

11'0" mx x 9'2" mx (3.35m mx x 2.79m mx)

Comprising: Panelled bath, pedestal wash basin. Shower cubicle, WC, deep airing cupboard with hot water cylinder, extractor, 3 frosted double glazed windows, shaver point.

## BEDROOM 2/GUEST ROOM

12'0" x 11'3" (3.66m x 3.43m)

Double glazed window to the front, radiator, door to ensuite.

## ENSUITE SHOWER ROOM

6'8" x 5'3" (2.03m x 1.60m)

A 3 piece white suite comprises: WC, wash basin to storage cupboard, shower cubicle, radiator. Double glazed frosted window.

## FAMILY BATHROOM/SHOWER ROOM

10'1" x 5'5" (3.07m x 1.65m)

Comprising: Pedestal basin, WC, panelled bath, shower cubicle, laminate flooring, radiator, obscure double glazed window.

## BEDROOM 5/OFFICE

11'4" max x 8'7" max (3.45m max x 2.62m max)

L-Shaped. Double glazed window, double radiator.

Tel: 01453 764912



## TOP FLOOR LANDING

Roof window, storage cupboard, radiator Doors to.....

## BEDROOM 3

15'0" x 11'3" (4.57m x 3.43m)

Double glazed dormer window to front, 2 roof windows with distant views, 2 radiators. Not measured into bay.

## BEDROOM 4

10'6" x 8'10" (3.20m x 2.69m)

Double glazed dormer window to front, double radiator, double glazed window to side. Low door into loft storage area.

## SHOWER ROOM

A 3 piece white suite comprises: WC, pedestal basin, shower cubicle, radiator, laminate flooring. Double glazed roof window.

## OUTSIDE

### FRONT GARDEN

Laid to shrubs behind railings. Wall lights.

### REAR GARDEN

### DOUBLE GARAGE & DRIVEWAY

A double garage with insulation and plaster boarded walls. Door to garden, light and power. Two up and over doors. The driveway is large enough to accommodate 4 cars.

### REAR GARDEN

A delightful landscaped garden with paving adjacent to the house and artificial grass alongside the composite decked area. There is a door into the garage and a gate onto the

driveway. The Arbor over the decking could be made available by separate negotiation. Cold water tap.

## TENURE

Freehold

## COUNCIL TAX BAND

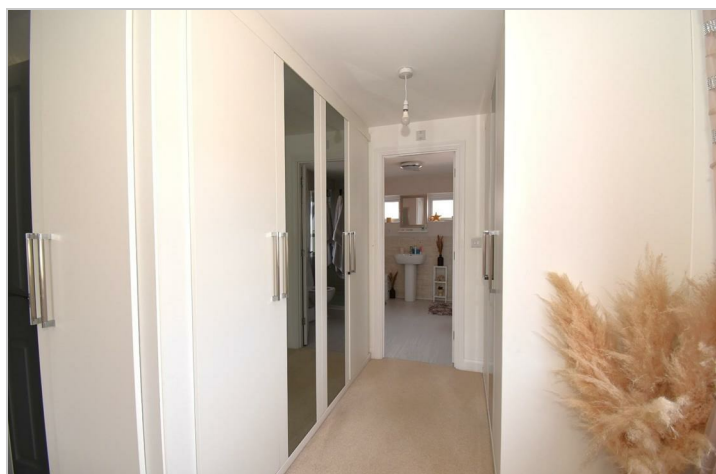
Leonard Stanley Parish Band F

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Road Map



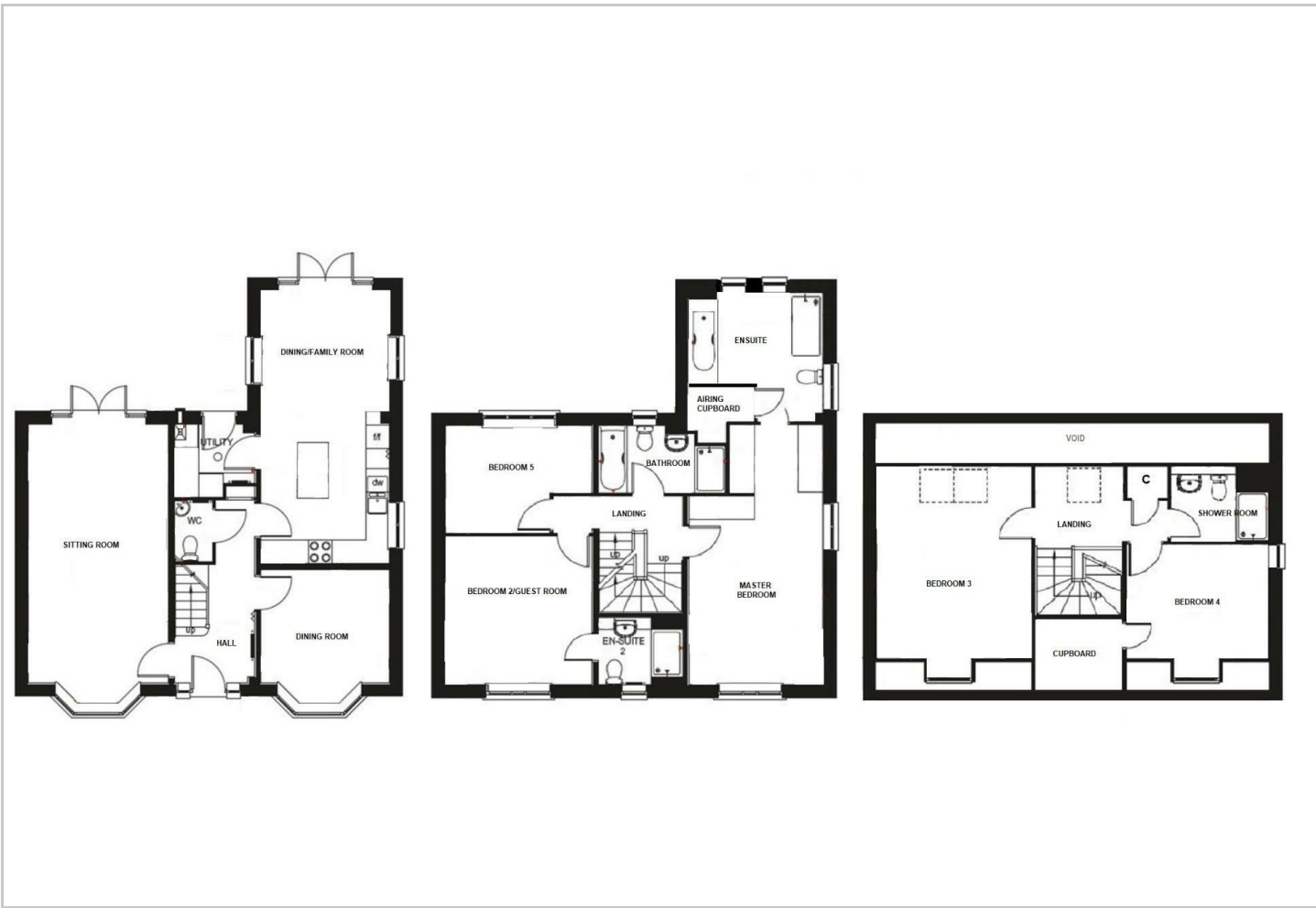
Hybrid Map



Terrain Map



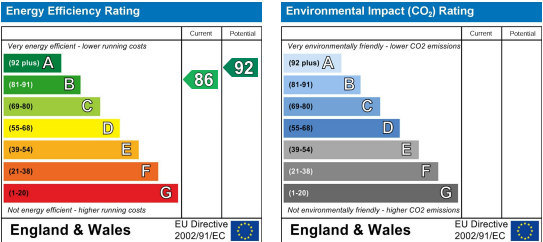
Floor Plan



Viewing

Please contact our Hunters Stroud Office on 01453 764912 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.