



2 Brimley, Leonard Stanley, Gloucestershire, GL10 3LZ
£250,000



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A spacious and beautifully presented semi detached bungalow set on a generous, level plot in the heart of Leonard Stanley. With two double bedrooms, a stunning kitchen, light filled living spaces, and a private, mature rear garden, this charming home offers comfort and convenience with ample parking

ENTRANCE HALL, 17' SITTING ROOM, 17' KITCHEN/DINER, TWO BEDROOMS, SHOWER ROOM, GARDENS AND PARKING

Viewing by appointment only

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Description

Set on a level plot in the popular village of Leonard Stanley, this semi detached bungalow offers generously proportioned accommodation and excellent natural light throughout. A particularly spacious entrance hall leads to two double bedrooms, the front enjoying a lovely outlook over the garden and benefiting from a built in storage cupboard, and the rear with views over the private garden. The bathroom is a good size and fitted with a modern shower cubicle. The sitting room is impressively bright and spacious, with large windows framing the tree lined front garden. At the rear, the kitchen is a real standout, a beautifully presented with a range of base and wall units, integrated appliances, and plenty of room for a dining table. A good sized window, along with French doors and a separate rear door, allow for excellent natural light and provide direct access to the garden. The property is fully double glazed and benefits from a recently upgraded gas heating system, having previously been electric, offering improved efficiency and comfort.

Outside

The property sits on a generous, enclosed plot with gardens to the front and rear. The front garden is level and well maintained, enclosed by fencing and beech hedging, with a five bar gate opening to a driveway providing ample off street parking. Silver birch trees line the front boundary, and there are planted borders near the front door for added kerb appeal.

The rear garden is a real retreat, private, enclosed, and full of character. French doors from the kitchen open onto a decked seating area framed by a beautiful sleeper edged planted border. Steps lead down to a paved patio, which in turn leads to a level lawn bordered by mature planting, trees, and colourful flower beds. The garden has a sunken feel, offering great privacy, and includes a shed, multiple seating areas, and features such as trailing wisteria and silver birches lining the fence.

Location

Leonard Stanley and neighbouring Kings Stanley are popular Villages to the West of Stroud. This location offers easy access to open countryside, local amenities including a primary school, tennis court, cricket club and social club. Amenities at Kings Stanley include a post office and supermarket. The nearby town of Stonehouse offers a wider range of amenities to include a post office, local schools, supermarkets and butchers. The main line railway station provides a direct route to London (Paddington) and junction 13 of the M5 Motorway is approximately 3 miles away.

Directions

From our Nailsworth office turn left and proceed towards Stroud on the A46. Upon reaching Lightpill turn left just past Aldi onto the Dudbridge Road and follow the signposts for Stonehouse. Proceed along the bypass and at the second lot of lights turn left sign posted Kings/Leonard Stanley. Continue into Kings Stanley village passing the Kings Head Public House on your left and the Co-op/Post office on your right and continue on the road around to the right. Follow the road past the school where the property can be found on the right hand side just before the turning into Brockley Road as identified by our for sale board.

Agents note

The property is of non standard construction and this build method is not accepted by every mortgage Lender. Buyers are advised to make enquiries with their lender, prior to making any financial commitment to purchase the property.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is A. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast connections, and you are likely to have service from the main service providers (EE, Three, O2, Vodafone) although reception from O2 and Vodafone may be limited inside the house. These results are predictions and not a guarantee. Actual services available may be different depending on the particular circumstances and the precise location of the user.

Local Authority

Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



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Approximate Gross Internal Area = 83.9 sq m / 903 sq ft

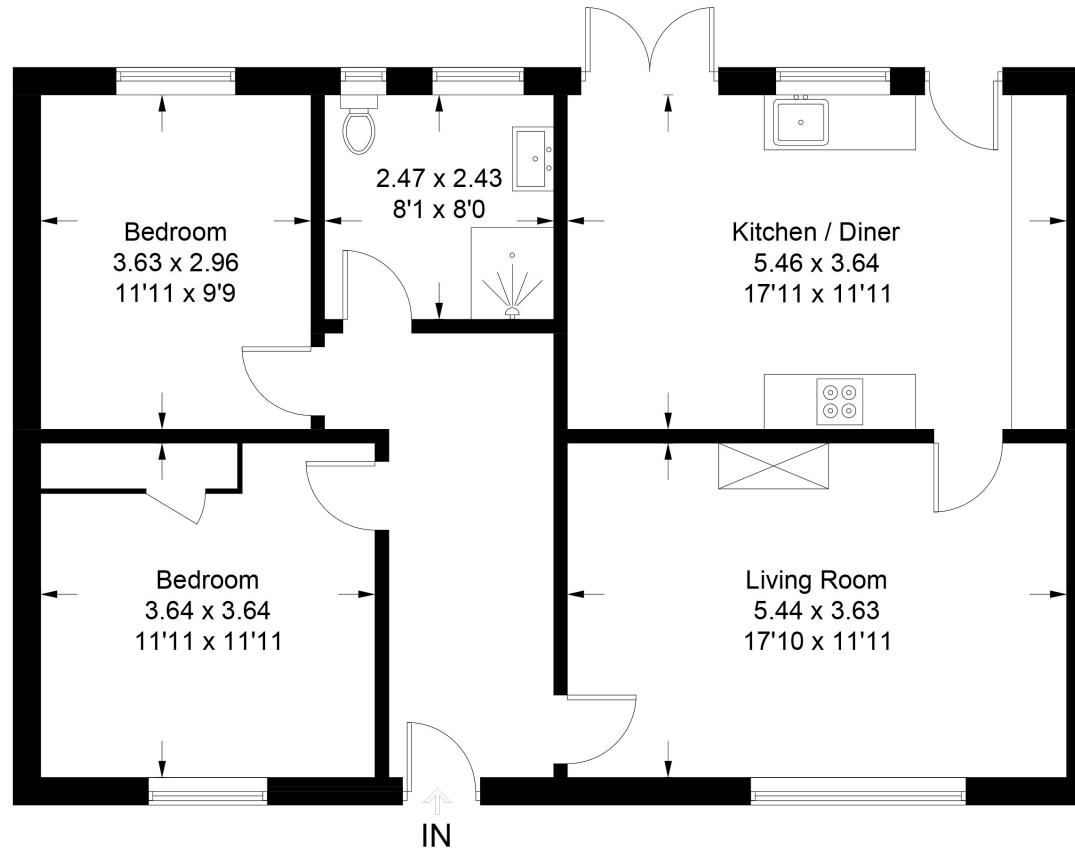


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1244689)

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	72	80

These sales particulars are prepared in good faith and are for general guidance only. We have not tested the services, appliances and fittings nor carried out a detailed survey and interested parties should employ their own professionals to make such enquiries before making any transactional decisions. Room sizes are internal and should not be relied upon for carpets and furnishings. Any plan is for layout and guidance only. Notice is given that all fixtures, fittings, carpets, curtains/blinds and kitchen equipment are deemed removable by the vendor unless specifically itemised within those particulars.