



3 Lusty Lane, Leonard Stanley, Gloucestershire, GL10 3GJ
£265,000

PETER JOY
Sales & Lettings



3 Lusty Lane, Leonard Stanley, Gloucestershire, GL10 3GJ

A beautifully presented semi detached modern house in a quiet spot in this popular development in Leonard Stanley with two bedrooms, an 18' sitting/dining room, parking and a level rear garden

ENTRANCE HALL, CLOAKROOM/WC, KITCHEN WITH INTEGRATED APPLIANCES, 18' SITTING/DINING ROOM, TWO BEDROOMS, BATHROOM AND SHOWER ROOM, PARKING FOR TWO CARS AND A WELL KEPT REAR GARDEN



Viewing by appointment only

14 Fountain Street, Nailsworth, Gloucestershire, GL6 0BL

t: 01453 833747

Email: nailsworth@peterjoy.co.uk



Description

An immaculate semi detached house situated in this popular development in Leonard Stanley. There is a good primary school here, and amenities at neighbouring Kings Stanley, with some good country walks close by from Marsh Lane. The property was built in 2016 by Barrett Homes and is light and airy, and benefits from an excellent EPC rating with accommodation arranged over two floors. An entrance hall, cloakroom/W.c, kitchen with integrated appliances and an 18' sitting/dining room with study space under the staircase and glazed doors that open on to the garden are on the ground floor. A landing, principal bedroom with en suite shower room, bathroom and another bedroom are above, on the first floor. The house is tastefully decorated and makes for a pleasant, easy to live in home - perfect for busy modern life.

Outside

The property benefits from parking and a well kept level garden. The parking is to the side of the house, with provision for an EV charging point and a gate into the back garden. This area is level, with a paved sitting area directly behind the house and a level artificial lawn beyond this. The garden is enclosed with fencing, with a shed at the far end of the plot.



Location

The property is located on the edge of the village and close to Leonard Stanley church and local amenities including a primary school, tennis court, cricket club and social club. Amenities at nearby Kings Stanley include a hairdressers and supermarket/post office. The nearby town of Stonehouse offers a wide range of amenities to include 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 three miles away. Stroud is also within easy reach and offers a more comprehensive selection of shopping, educational and leisure facilities, with an award winning weekly farmers market.

Directions

From our Nailsworth office turn left and proceed in the direction of Stroud on the A46. After approximately two miles at Lightpill turn left onto Dudbridge Road and proceed through the traffic lights to the roundabout by Sainsburys. Follow the signs in the direction of Stonehouse and the M5 Motorway. At the second set of lights turn left into Kings Stanley and upon reaching the village proceed past the Co-Op supermarket onto Bath Road. Turn into Lyndon Morgan Way on the left. Follow this road through the development, passing Dixon Close, Bond Close, Wyman Close and Holbrow Close on your left. Take the next right into Lusty Lane, and the house is then on the left.

Property information

The property is freehold. Gas central heating, mains electricity, water and drainage. The council tax band is B. We have checked the service and reception levels available locally through the OFCOM network checker and the broadband services available include superfast and ultrafast, and you are likely to have service from EE and O2 and voice calling with Vodafone.

Local Authority

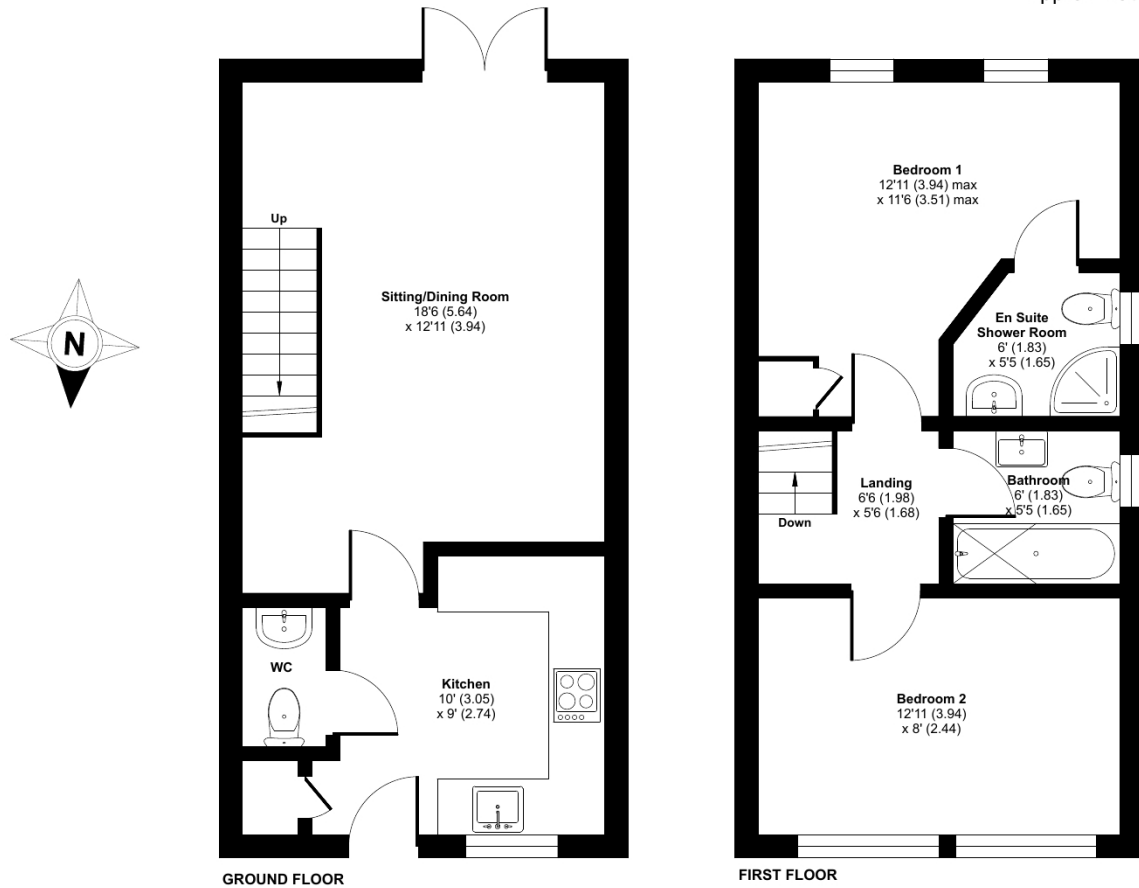
Stroud District Council, Ebley Mill, Westward Road, Stroud, Gloucestershire GL5 4UB Tel: 01453 766321



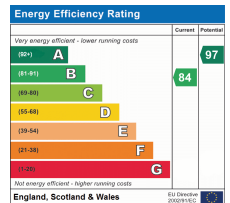
Lusty Lane, Leonard Stanley, Stonehouse, GL10

Approximate Area = 702 sq ft / 65.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Peter Joy Estate Agents. REF: 1131553



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.