



## 13 Innsworth Lane

Longlevens, Gloucester, GL2 0DG

**£525,000**



We are delighted to welcome to the open market this much-loved and heavily extended detached family home, offering an abundance of living space both inside and out. Situated on a fantastic road in Longlevens, this property is perfectly positioned near excellent schools and a range of local amenities, making it an ideal choice for families.

In terms of living space, we have: Entrance hallway, ground floor shower room, three reception rooms, kitchen/diner & utility. Upstairs are four double bedrooms, study & bathroom.

Outside to the rear we have a fantastic garden with double garage & parking.

This truly unique home presents an incredible opportunity for those looking for space, convenience, and a prime location.



**Entrance Hallway 11'11 x 8'0 (3.63m x 2.44m)**

Approached via double glazed front door, radiator, stairs leading to first floor, recessed down lights, power points, telephone point, doors to all three reception rooms & kitchen/diner.

**Lounge 13'0 x 10'8 (3.96m x 3.25m)**

Upvc double glazed windows to side & front, television point, radiator, power points.

**Dining Room 12'4 x 9'4 (3.76m x 2.84m)**

Upvc double glazed box bay window to front, radiator, power points.

**Sitting Room 18'5 x 9'9 (5.61m x 2.97m)**

Upvc double glazed windows to front & Upvc double glazed sliding doors to rear, velux window, radiator, power points. Door leading to kitchen/diner.

**Kitchen/Diner 13'9 x 13'6 (4.19m x 4.11m)**

Upvc double glazed windows to rear, eye & base level units with roll edge work tops, sink/drain, electric double oven with separate gas hob & hood, built in appliances, radiator, power points, partly tiled walls, door to:

**Utility Room 6'10 x 6'2 (2.08m x 1.88m)**

Upvc double glazed window & door to rear, base level units with roll edge work tops, sink/drain, wall mounted boiler, door to:

**Ground Floor Shower Room 6'3 x 5'10 (1.91m x 1.78m)**

Upvc frosted double glazed window to side, shower cubicle, low level wc & pedestal wash hand basin, heated towel rail.

**First Floor Landing**

Upvc double glazed windows to front, radiator, doors to all rooms.

**Bedroom 1 10'3 x 9'3 (3.12m x 2.82m)**

Upvc double glazed box bay window to front, radiator, power point, built in wardrobes.

**Bedroom 2 13'0 x 8'8 (3.96m x 2.64m)**

Upvc double glazed windows to side, radiator, power points.

**Bedroom 3 13'7 x 10'4 (4.14m x 3.15m)**

Upvc double glazed windows to rear, radiator, power points.

**Bedroom 4 7'7 x 7'2 (2.31m x 2.18m)**

Upvc double glazed windows to front, radiator, power points.

**Study**

Upvc double glazed window to rear, radiator, power point.

**Bathroom 12'11 x 7'11 (3.94m x 2.41m)**

Upvc frosted double glazed windows to side, four piece suite comprising of shower cubicle, panelled bath, vanity wash hand basin & low level wc, partly tiled walls, heated towel rail, built in wardrobes.

**Rear Garden**

A fantastic size garden which is partly paved, mainly laid to lawn, allotment area & greenhouse, door to garage & gated side access.

**Double Garage**

Power & lighting.

**Tenure**

Freehold.

**Services**

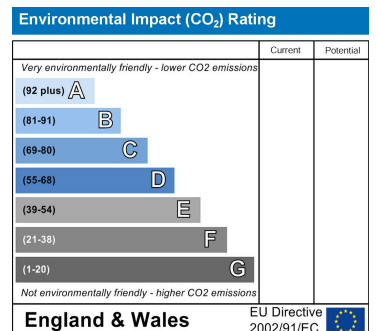
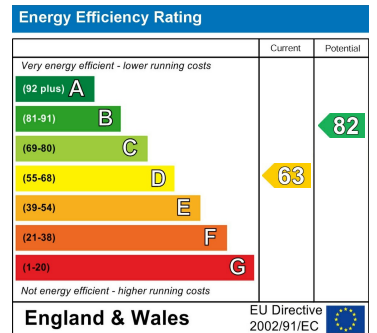
Mains water, gas, electricity & drainage.

**Local Authority**

Gloucester City Council- Band E

**Awaiting Vendor Approval**

Details are yet to be approved by the vendor and may be subject to change. Please contact the office for more information.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

To comply with Anti-Money Laundering regulations, a £21 per person fee will be payable on all accepted sales.

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