



## 22 Lavington Drive

Longlevens, Gloucester, GL2 0HS

**Offers in excess of £425,000**



We are delighted to welcome to the open market this exceptionally presented family home, ideally located in the ever-popular area of Longlevens.

Finished to an A1 standard throughout, the property offers superb open-plan living, perfect for modern family life and entertaining. The standout feature is undoubtedly the huge rear garden, providing an incredible outdoor space rarely found with homes of this type.

Further benefits include a larger-than-average garage and well-balanced accommodation throughout.



**Entrance Porch**

Accessed via Upvc double glazed front door, tiled flooring, door through too:

**Entrance Hallway**

Accessed via Upvc double glazed front door, Upvc double glazed window to side, radiator, stairs leading to first floor with under stairs storage, tiled flooring, door through to dining area.

**Lounge**

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

**Dining Area**

Radiator, laminate flooring, opening directly into:

**Open Plan Kitchen/Family Room**

Upvc double glazed windows to the rear and Upvc double glazed sliding doors to the side. Fitted with a range of eye and base level units complemented by square-edge worktops and an inset sink/drain, freestanding island, Integrated electric double oven with separate induction hob and extractor hood, along with a built-in fridge and dishwasher, plus space for further appliances. Finished with laminate wood flooring, radiator, power points, and recessed ceiling downlights.

**Utility Room**

Upvc double glazed door to side, base level units with roll edge work tops, plumbing for washing machine, tiled flooring, radiator, access to loft via hatch, door to cloakroom.

**Cloakroom**

Low level wc & pedestal wash hand basin, partly tiled walls, tiled flooring, extractor fan.

**First Floor Landing**

Upvc double glazed window to side, power point, doors to all rooms.

**Bedroom 1**

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

**Bedroom 2**

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

**Bedroom 3**

Upvc double glazed windows to front, radiator, power points, built in storage cupboard.

**Bathroom**

Upvc frosted double glazed windows to rear, panelled bath, walk in shower, low level wc & pedestal wash hand basin, heated towel rail, under floor heating, partly tiled walls.

**Rear Garden**

An exceptional and beautifully maintained garden, featuring a combination of paved areas and a generous lawn, all enclosed by mature hedging for added privacy. Further benefits include a summer house, two electrical points, shed, 2 x cold water tap, gated side access, and a door leading to the garage.

**Garage**

Brick & block construction with footings for further development. Up & over door with power & lighting. Window also to side & sink/drain, cold water tap.

**Tenure**

Freehold.

**Services**

Mains water, gas, electricity & drainage, under floor heating ( in the bathroom only)

**Local Authority**

Gloucester City Council- Band C

**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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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

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