



38 Lancaster Drive

Lydney, GL15 5SL

£275,000



38 Lancaster Drive

, Lydney, GL15 5SL

£275,000



Entrance Hallway:

5'6" x 4'9" (1.7m x 1.47m)

With smoke alarm, ceiling light and doors leading to bedroom one and lounge.

Lounge:

16'11" x 12'4" (5.16m x 3.76m)

Fitted carpet, feature fireplace, window to front aspect, ceiling light, radiator, power points. Door leading to inner hallway.

Inner Hallway:

Fitted carpet, ceiling light, coat hooks and doors leading to lounge, dining room, kitchen and bathroom.

Dining Room:

18'2" x 10'11" (5.56m x 3.33m)

Spacious light and airy room with coal effect gas fire, patio door to rear garden, window to side aspect, fitted carpet, power points, radiator, ceiling light, smoke alarm and stairs leading to first floor.

Kitchen:

12'9" x 8'2" (3.91m x 2.51m)

A range of matching wall, base and drawer units, one and half bowl stainless steel sink and drainer, four burner gas hob, double eye-level oven and grill. Space for larder fridge freezer, window to rear aspect, ceiling light and power points, door leading to utility room.

Utility Room:

9'1" x 4'9" (2.79m x 1.45m)

Fitted base units with work surface, with space and plumbing for a washing machine and tumble dryer, ceiling light, power points and door to rear garden.

Ground Floor Bedroom:

Double Bedroom having a spacious walk-in wardrobe, window to front aspect, power points, radiator, ceiling light.

Bathroom:

Walk-in bath with shower over, vanity unit with wash basin and storage under, low level WC, separate shower cubicle with Triton electric shower. Floor to ceiling storage cupboards, window to rear aspect, ceiling light, radiator.

First Floor Landing:

Door to walk-in eaves storage, ceiling light and doors to bedroom two and three.

Bedroom Two:

14'9" x 12'11" (4.5m x 3.96m)

A spacious room with built-in wardrobes (5 double wardrobes), additional cupboard space, window to rear aspect, radiator, ceiling light, power points.

En-Suite:

Shower cubicle with electric shower, low level WC, vanity unit with wash basin and storage under, tiled splash-back, window to rear aspect, wall light with electric shaver point.

Bedroom Three:

12'4" x 9'8" (3.78m x 2.95m)

Fitted carpet, window to rear aspect, radiator, ceiling light, power points.

Garage-Workshop:

21'5" x 8'3" (6.53m x 2.54m)

Large garage - workshop with double doors to the front, access door to the side and rear window, power and lighting.

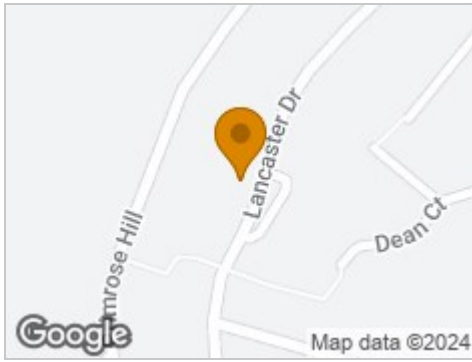
Outside:

Open plan garden to front with driveway to garage. Off road parking for two vehicles. Low maintenance rear garden, mainly laid to

patio with flower borders, greenhouse and garden shed.



Road Map



Hybrid Map



Terrain Map



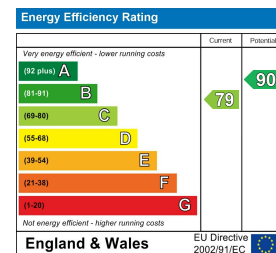
Floor Plan



Viewing

Please contact our Lydney Office on 01594 368202 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.