



## A REMODELLED THREE BEDROOM LINK DETACHED HOUSE LOCATED IN LECHLADE

3 THE SPINNEY,  
LECHLADE, GLOUCESTERSHIRE, GL7 3RZ

FREEHOLD £365,000

**Ridgeway**



**A remodelled three bedroom detached by Bradley Homes comprising of a cloakroom, sitting room, refitted kitchen/breakfast room, large conservatory/dining room, oversized garage with utility area, gardens and driveway parking.**

#### **ENTRANCE HALL**

Entrance door with a stained glass Kingfisher panel and leaded lights. Staircase to first floor. Radiator.

#### **CLOAKROOM**

Obscure glazed window to side. Suite comprising of a low level WC and wall mounted wash basin. Tiled surrounds. Radiator.

#### **SITTING ROOM**

17' 10" x 10' 9" (5.44m x 3.28m)

Window to front. French doors to conservatory. Functional fireplace. Two radiators. Television point.

#### **CONSERVATORY/DINING ROOM**

24' 8" x 11' 6" (7.52m x 3.51m)

Glazed door and windows to rear. Wood effect flooring. Two radiators. Door to garage.

#### **KITCHEN/BREAKFAST ROOM**

Windows to front and rear. French doors to conservatory. Single drainer sink unit with mixer tap inset into a rolled edge worksurface with cupboard below. Further good range of refitted wall and base units. Island breakfast bar with cupboards below. Four ring CDA gas hob with extractor above. Built in Bosch oven. Integrated dishwasher and fridge freezer. Worcester boiler for domestic hot water and central heating. Ladder radiator. Understairs cupboard.

#### **LANDING**

Recess and window to rear. Built in linen cupboard. Radiator.

#### **BEDROOM ONE**

11' 8" x 10' 10" (3.56m x 3.3m)

Window to front. Built in wardrobe. Radiator.

#### **BEDROOM TWO**

10' 10" x 9' 2" (3.3m x 2.79m)

Window to front. Built in wardrobe. Radiator.

#### **BEDROOM THREE**

8' 5" x 7' 10" (2.57m x 2.39m)



Window to rear. Radiator. Built in wardrobe.

### BATHROOM

7' 5" x 5' 10" (2.26m x 1.78m)

Obscure glazed window to rear. Suite comprising of a panelled bath with Mira shower above, wash basin and W.C. Tiled surrounds and flooring. Shaving light and point. Radiator.

### SIDE HALL

There is a side hall with a door to the front to match the entrance door. Further doors to the kitchen and garage. Window to side.

### GARAGE WITH UTILITY AREA

16' 6" x 16' 0" (5.03m x 4.88m)

An oversized garage with utility area. Plumbing for automatic washing machine and further utility space. Up and over door. Obscure glazed door and window to rear. Roof storage.

### OUTSIDE

The frontage is block paved providing parking for several cars.

The rear garden is enclosed by timber fencing. Two patio areas. Laid to lawn with cultivated borders. Outside tap.

### LECHLADE ON THAMES

Lechlade-on-Thames, is a market town at the southern edge of the Cotswolds in Gloucestershire. It is the highest point at which the River Thames is navigable. The town is a popular venue for tourism and river-based activities. There are several pubs, some antique shops, a convenience store, food outlets, a garden centre and a good range of further shops. The 15th century Church of England parish church of Saint Lawrence overlooks the Market Place. The main roads through the town can be busy at peak times as the town is at the crossroads of the A417 and A361. Where the A361 enters the town from the south it crosses the River Thames on Halfpenny Bridge. Another tributary of the Thames, the River Coln, joins the Thames at the Inglesham Round House.

### Additional Information

**Tenure:** Freehold

**Services:** All mains services

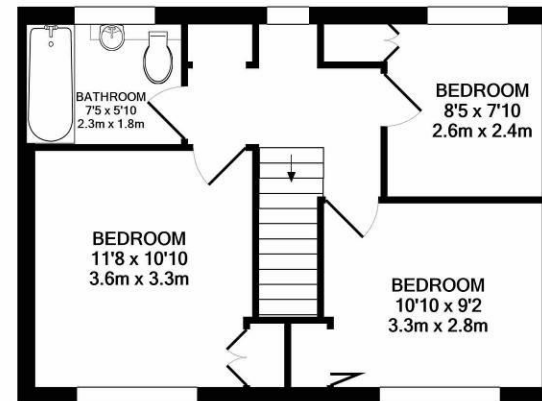
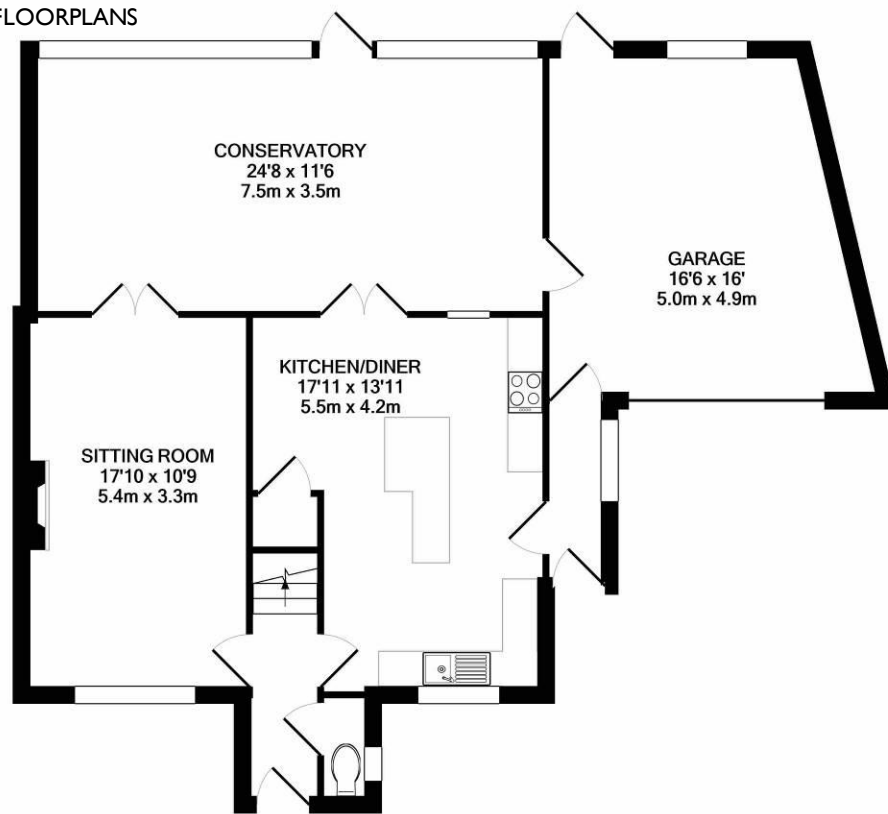
**Local Authority:** Cotswold District Council

**Directions:** From the Market Place, proceed towards Burford. Turn left onto Hambidge Lane then first left onto Gassons Way. Continue and you join The Spinney where the property will be found on the right.

**Viewing:** Strictly by appointment with Ridgeway Estate Agents.



## FLOORPLANS



TOTAL APPROX. FLOOR AREA 1472 SQ.FT. (136.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

