



**Kidnappers Lane, Leckhampton, Cheltenham, GL3 0NP**  
**£350,000 Freehold**

**hmt**  
SALES & LETTINGS



Set within an idyllic setting adjacent to open fields in a semi-rural location just a short distance from all the amenities at Bath road. This 3 bed chalet bungalow is situated just off Kidnappers lane and is surrounded by lovely mature well stocked gardens with parking to the front. The accommodation is arranged over 2 floors and consists of Entrance hall, Sitting room with open fire, Dining room/Bed 3, Kitchen/Breakfast room, modern Shower room, 2 first floor double Bedrooms, the main having a walk in wardrobe. The property is warmed by modern electric heating.

**£350,000 Freehold**



### Entrance

Entrance door to entrance porch, door to inner hall, coat hanging space. Door to hallway, stairs rising to first floor, under stairs storage cupboard, wood effect flooring, electric panel heater.

### Sitting room

5.21m x 3.30m (17'1" x 10'10")

Double glazed windows to dual aspect, feature tiled open fireplace, TV point, electric panel heater.

### Dining Room/Bedroom 3

3.03m x 2.0m (9'11" x 6'7")

Double glazed windows to side, electric panel heater, built in cupboard.

### Kitchen/Breakfast Room

4.67m x 2.97m (15'4" x 9'9")

Range of eye and base level units with roll top work surfaces and tiled splash backs, one and a half bowl single drainer stainless steel sink unit with mixer tap attachment over and cupboard under, plumbing for dishwasher, plumbing for washing machine, space and electric cooker point, space for fridge freezer. Breakfast bar, shelved larder, airing cupboard housing insulated hot water tank with immersion. Double glazed windows to dual aspect, double glazed French doors to side leading to the gardens.

### Shower Room

Modern recently fitted suite of large walk-in shower cubicle with glass sliding door with electric shower, extensively tiled walls, low flush WC, wash hand basin with cupboard under and electric instant hot water heater, wall fan heater, double glazed window to rear.

### First Floor Landing

Doors to bedrooms.

### Bedroom 1

5.6m max x 2.36m (18'4" max x 7'9")

Double glazed window to the front overlooking open fields to hillsides beyond., Velux skylight window to the side, electric panel heater, walk-in closet with hanging space and shelving, doors to eaves storage.

### Bedroom 2

4.26m x 2.79m (14'0" x 9'2")

Double glazed window to the rear, Velux skylight window to side, electric wall heater, eaves storage.

### Outside

The property is approached from Kidnappers lane via a shared drive which leads to off road parking. Gated access to the gardens which extend to 3 sides and comprise of well stocked borders interspersed with lawns and various mature trees, shrubs and fruit trees. The gardens offer a high degree of seclusion in a semi rural location close to a public footpath which leads to lovely country walks and a short cut onto Shurdington road.

Agents note. The property shares a septic tank with the adjoining neighbours.

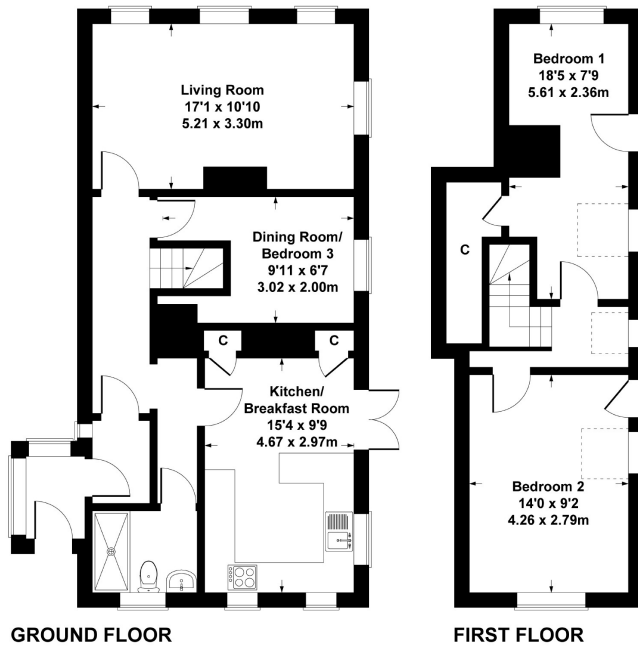
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Approximate Gross Internal Area  
1033 sq ft - 96 sq m

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## FIRST FLOOR

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2020

A photograph of a well-maintained garden. A paved path leads from the foreground towards the background, flanked by a green lawn on the left and various plants and flowers on the right. In the background, there is a wooden structure, possibly a shed or a small house, and a large tree. The sky is blue and clear.

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