



22 Innsworth Lane, Gloucester, GL2 0DA

£477,500

Ref:LG24635

A 1930'S DETACHED FAMILY HOME OF AN INTERESTING AND PLEASING DESIGN SET IN ONE OF GLOUCESTERS MOST POPULAR TREE LINED RESIDENTIAL ROADS

Innsworth Lane is an extension of Oxstalls Lane just off the Cheltenham Road, approximately 1 1/2 miles to the north east of Gloucester's city centre. Excellent schooling and good shopping are close by. Gloucester's city centre with its cathedral, rugby and exciting developments at the quays are within easy reach, and Cheltenham and the M5 are only a short drive. Number 22 built in the 1930's has been significantly extended and offers good size well planned family accommodation. Internally all bedrooms are doubles, there is a bathroom, to the ground floor two intercommunicating reception rooms with a adjoining conservatory and a large kitchen. Additionally, it has a utility room, cloakroom/shower room, a garage, and to the exterior a recently refurbished front drive for ease of maintenance with ample parking and to the rear mature landscaped gardens that have been well looked after over many years and offer the possibility of concealed further parking and with access from the side lane.



ACCOMMODATION

ENTRANCE PORCH

(Of a very good size). Recent composite front door, part glazed with matching side slips. Useful storage area. Carriage light. Timber front door to:-

ENTRANCE HALL

Double radiator. Turning staircase to landing. Large understairs cupboard/pantry with alarm controls and light. Original leaded light and coloured glass round window to the front which is now double glazed. Door to:-

DINING ROOM 13' 2" x 10' 9" (4.01m x 3.27m)

Bay window to the front. Double radiator. Coved ceiling. Wide arch to:-

SITTING ROOM 15' 0" x 11' 0" (4.57m x 3.35m)

Stone fireplace with coal effect gas fire. Coved ceiling. Double radiator. Sliding patio doors to:-

CONSERVATORY 10' 0" x 8' 2" (3.05m x 2.49m)

Tiled floor. White aluminium sliding patio doors to terrace and garden.

KITCHEN/BREAKFAST ROOM 17' 2" x 8' 0" (5.23m x 2.44m)

Inset single drainer stainless steel 1 1/2 bowl sink unit with mixer taps, cupboards and drawers below. Wall and base units with worktops. 3/4 tiled walls. Vinyl floor. Plumbing for washing machine. Glass fronted crockery cupboard. Built in Bosch double oven and four ring electric hob. Inset ceiling spotlights. Peninsula breakfast bar. Space for fridge/freezer. Double radiator. Door to:-

UTILITY ROOM 8' 6" x 7' 6" (2.59m x 2.28m)

Plumbing for washing machine. Wall cupboards. Vinyl floor. Door to garage. Door to:-

REAR HALL

Upvc double glazed door to garden.

CLOAKROOM/SHOWER ROOM

Fully tiled shower cubicle with stainless steel Mira controls. Vanity unit with wash hand basin and cupboards below. Low level W.C. Fully tiled walls. Radiator. Vinyl floor.

FIRST FLOOR LANDING

Velux window. Radiator.

BEDROOM 1 13' 4" x 10' 9" (4.06m x 3.27m)

Bay window to the front. Built in two double and one single wardrobe cupboards. Radiator.

BEDROOM 2 17' 7" x 8' 7" (5.36m x 2.61m)

Windows to the rear overlooking the garden and the side. Double and single radiators.

BEDROOM 3 11' 2" x 10' 0" (3.40m x 3.05m)

Radiator. Double wardrobe cupboard. Airing cupboard housing gas fired central heating boiler (two years old) and lagged copper cylinder with external time clocks.

BEDROOM 4 11' 0" x 8' 0" (3.35m x 2.44m)

Radiator. Vanity unit with wash hand basin with cupboard below.

BATHROOM

Panelled bath with mixer taps. Pedestal wash hand basin. Low level W.C. Half tiled walls. Electric panelled radiator. Vinyl floor.

EXTERIOR

Front gardens with wall to the front with pillared gateway and hedges to either side. Large area of patterned paved drive with ample parking and turning areas. Rear gardens South Easterly backing and of a very good size with large area of terrace with outside security light and tap. Opening to two areas of lawns. Pond, flower and shrub beds (some raised). Step path to greenhouse and garden store. A good sized apple and pear tree. All enclosed by hedging and fencing giving privacy. Wide side gate to Kenton Lane with possible vehicle access.

GARAGE 15' 6" x 8' 8" (4.72m x 2.64m)

Electric roller door. Power and light. Tap.

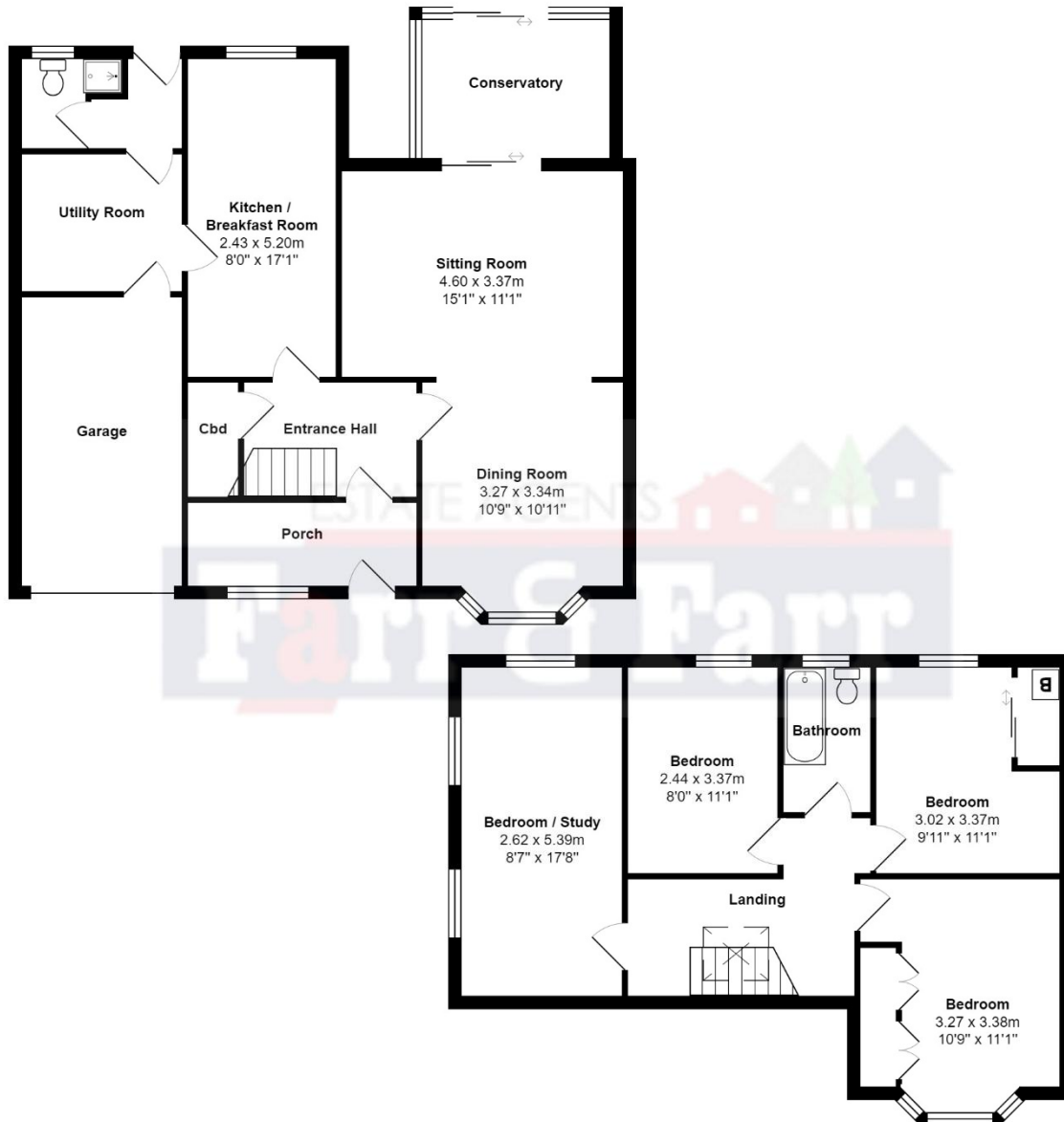
AGENTS NOTE

COUNCIL TAX: E

EPC: D-57







Approx Total Area: 142.7 m² ... 1536 ft²

Drawn by: www.gloucesterenergysolutions.co.uk.
 This plan is for layout guidance only. Not drawn to scale, unless stated.
 Windows and door openings are approximate.
 Whilst every care is taken in the preparation of this plan, Gloucester Energy Solutions cannot accept any responsibility for any errors or omissions, please check all dimensions, shapes and compass bearings before making any decisions based upon this plan.



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