



MICHAEL TUCK
ESTATE & LETTING AGENTS



 Manteg Pinlocks, Upton St. Leonards – GL4 8AR

Gloucester

£485,000

Manteg Pinlocks

Upton St. Leonards, Gloucester

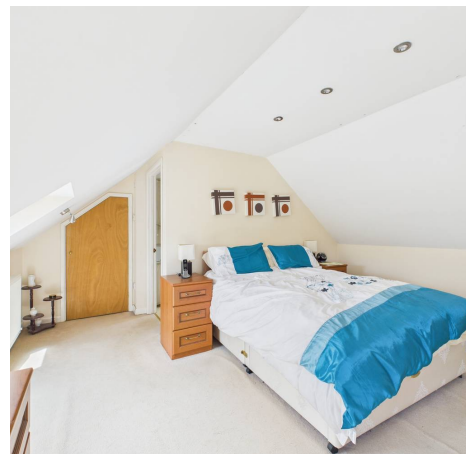
Now available for sale this charming extended 3-Bedroom Detached House in sought after location of Upton St. Leonards.

Nestled in a cul-de-sac in the heart of the ever-popular village of Upton St. Leonards, this three-bedroom detached house offers generous living space, private rear garden, generous plot and ample off road parking. The much loved home is ideally situated just a short stroll from a range of local amenities, including village shops, with excellent transport links via nearby bus routes to Gloucester and surrounding areas. Whether you're looking to upsize, downsize, or settle into a friendly village community, this property offers a rare opportunity to own a beautiful home in one of Gloucestershire's most sought-after locations.

Council Tax band: D

Tenure: Freehold

- NO ONWARD CHAIN
- SOUGHT AFTER LOCATION
- VERSATILE LIVING SPACE
- 3 BEDROOMS
- FANTASTIC PLOT
- EXTENDED
- GARAGE
- COUNCIL TAX BAND D EPC D



Entrance Hallway

Living Room

18' 11" x 13' 0" (5.76m x 3.95m)

Office

12' 0" x 9' 5" (3.67m x 2.87m)

Dining Room

14' 4" x 10' 11" (4.37m x 3.33m)

Kitchen

12' 5" x 12' 11" (3.78m x 3.94m)

Utility/Snug

6' 6" x 14' 0" (1.98m x 4.27m)

Bathroom

8' 2" x 6' 4" (2.50m x 1.92m)

Bedroom 2

11' 5" x 9' 5" (3.48m x 2.86m)

WC

10' 9" x 3' 0" (3.27m x 0.92m)

Bedroom 1

14' 1" x 9' 6" (4.28m x 2.89m)

En-Suite

7' 2" x 9' 6" (2.18m x 2.90m)

Bedroom 3

7' 8" x 14' 1" (2.33m x 4.28m)

Garage

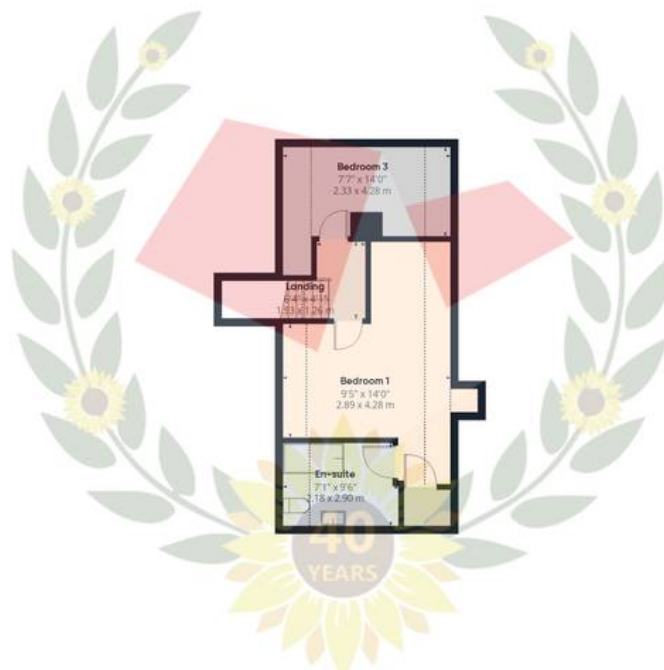
Information From The Vendor

Utilities • Electricity – mains • Gas – mains • Water – mains
• Sewerage – mains • Broadband – fibre to cabinet





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1760 ft²

163.6 m²

Reduced headroom

118 ft²

11 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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