

**TG**

SALES & LETTINGS





# Mankley Road, Leonard Stanley, Stonehouse Gloucestershire GL10 3LY

**£300,000**

- Ideal Family Home
- Village Location
- In Need of Some Modernisation
- Generous Plot
- Ample Off Road Parking Available
- Kitchen/Diner and Conservatory
- Walking Distance to School and Local Shops
- Quick Links to M5, Stonehouse and Stroud

## The Property

TG Sales are thrilled to present this generously sized four-bedroom family home, ideally located in the heart of the ever-popular village of Leonard Stanley.

Bursting with potential and offering an exciting opportunity for modernisation, this property is perfect for those looking to add their personal touch and create their dream home.

Step inside and you'll find a welcoming entrance hall leading to a bright and spacious lounge, a convenient downstairs cloakroom, and an open-plan kitchen/diner — ideal for family meals or entertaining.

A lovely conservatory at the rear provides additional living space and opens up views of the garden, while a large walk-in storage cupboard ensures practical day-to-day living.

Upstairs, a light-filled landing leads to four well-proportioned bedrooms and a family bathroom. There's also access to a useful attic space, offering even more storage or future conversion possibilities.

Outside, the property occupies a generous plot with scope for ample off-road parking at the front. Wide side access leads to a private and enclosed rear garden — perfect for children, pets, or alfresco living.

This is a fantastic opportunity for buyers looking for a family home they can truly make their own. With its size, potential, and sought-after location, we don't expect this to be available for long.

**Don't miss out – contact TG Sales today to arrange your viewing!**



## Directions

**SATNAV postcode GL10 3LY**

## Tenure Freehold

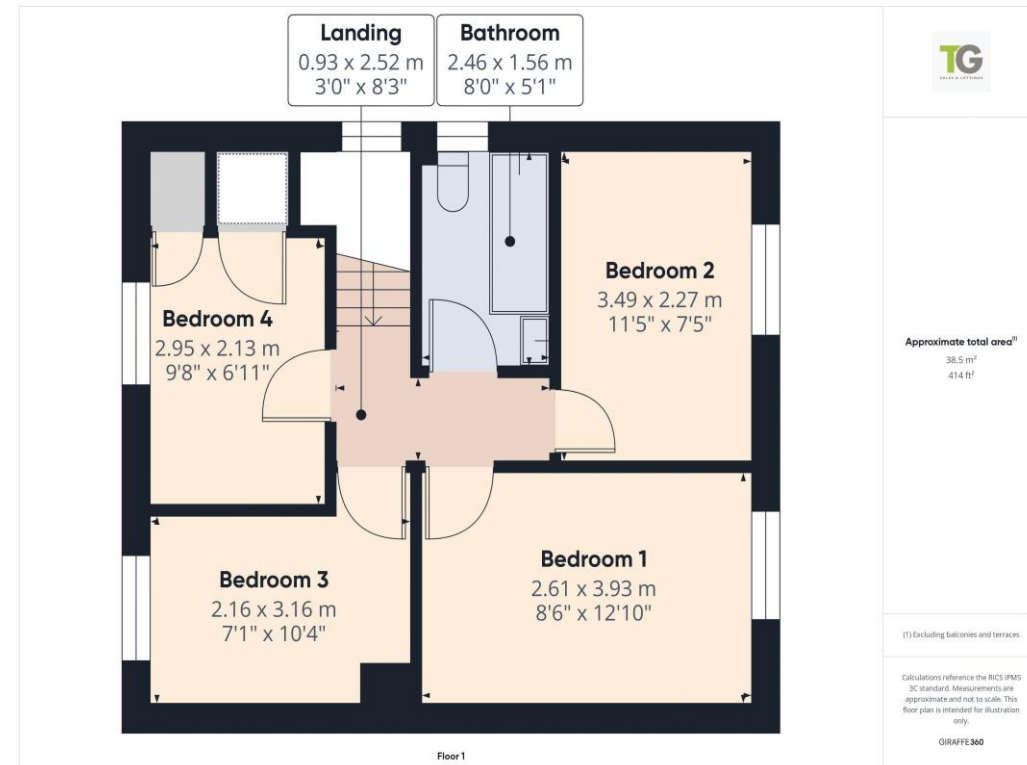
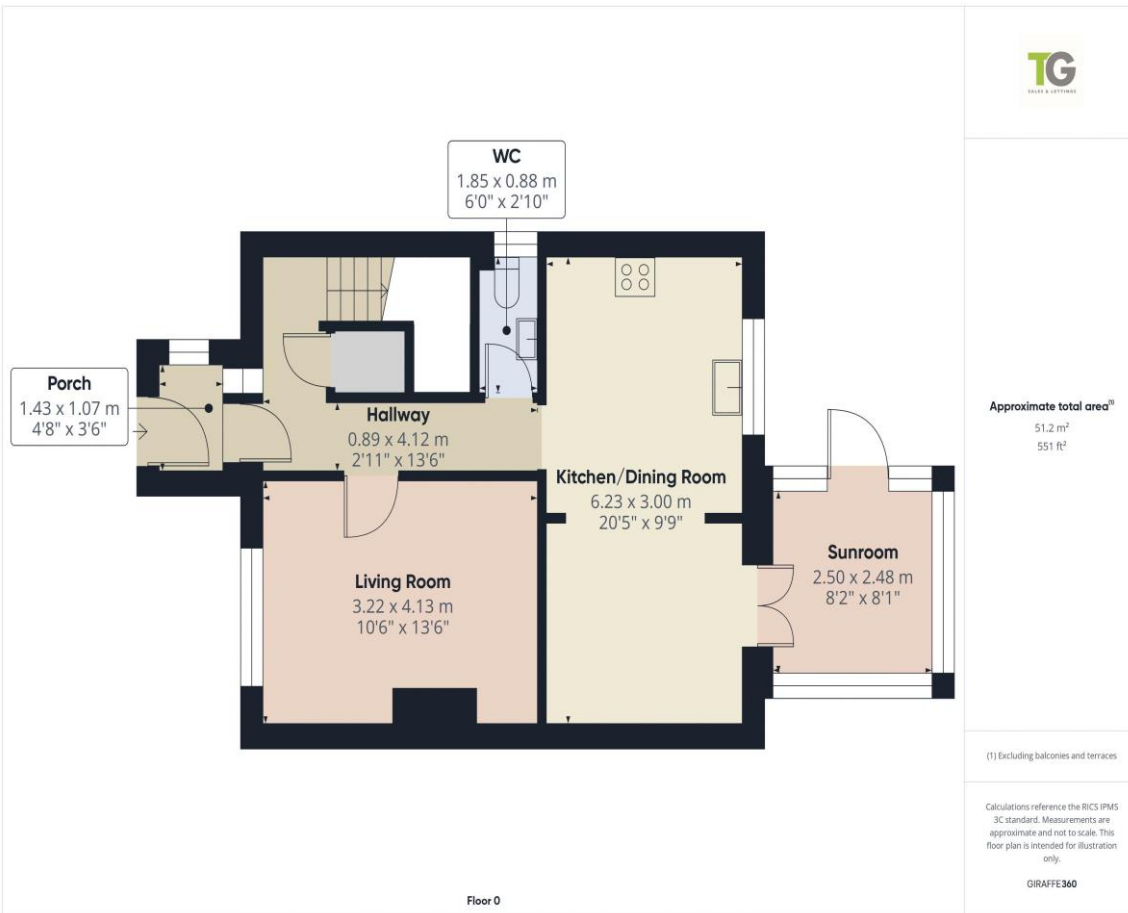
**Local Authority** Stroud

**Services** Electric, Mains Gas, Mains Drainage and Water are all believed to be connected to the property.

**Council tax band** C







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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62	73
39-54	E		
21-38	F		
1-20	G		

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