

Kidnappers Lane, Cheltenham, Glos, GL53 0NL



Detached family home • Great location, close to Leckhampton High School • Four bedrooms, master en suite • Spacious living room • Garage and driveway • No onward chain • EPC D

## Kidnappers Lane, Cheltenham, Glos, GL53 0NL

### Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

### About the property

A four bedroom detached family home, very well located on a no-through road and just a short walk to the popular Leckhampton High School.

This well-presented property is spacious throughout and provides an entrance hall with stairs rising to the first floor and under stairs storage cupboard. Off the hall, the reception room is dual aspect, with sliding glazed doors leading onto the rear garden, and has a feature fireplace with attractive stone surround. There is a formal dining room off the hall and a fitted kitchen to the rear, providing a range of high and low level units, electric fan oven, gas hob with extractor over, tiled splash backs and window overlooking the rear garden. The kitchen leads onto the breakfast room that has sliding glazed doors onto the garden and door through to the integral garage.

Upstairs, the master bedroom has an en suite shower room and there are a further three spacious bedrooms and a three piece family bathroom suite.

To the rear, there is a large mature garden enclosed with fence and brick wall boundaries and patio area off the back of the house. The front garden is laid to lawn with herbaceous borders and attractive brick driveway providing ample parking for several vehicles.

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

### Amenities

Cheltenham is often known as the gateway to the Cotswolds and famed for its extensive range of festivals, including National Hunt, literature, music, drama, science, food and drink and jazz.

There are extensive modern shopping facilities within the town and a range of recreational and cultural amenities, including golf courses, racecourse, theatre and cinema.

There are additional excellent communications to the other nearby centres via the M5 giving easy access to Bristol and Birmingham and there is a mainline railway station with services to London.

### Directions

Head south west on Bath Road past the shops. At the roundabout, take the second exit on to Shurdington Road. Continue for 0.8 miles and then take a left on to Kidnappers Lane.

What3Words: ///reach.ruins.discrepancy

### Services & Tenure

The tenure is freehold. All mains services are understood to be connected.

### Local Authority

Cheltenham Borough Council

Council Tax Band- D

### Our reference

CHE/NB/MS/10042025

### We'd love to hear from you

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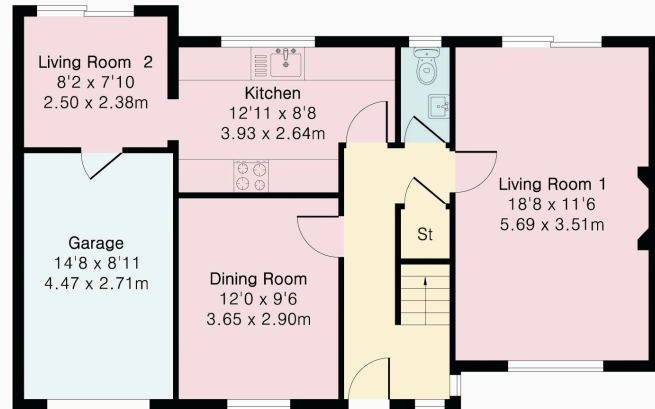




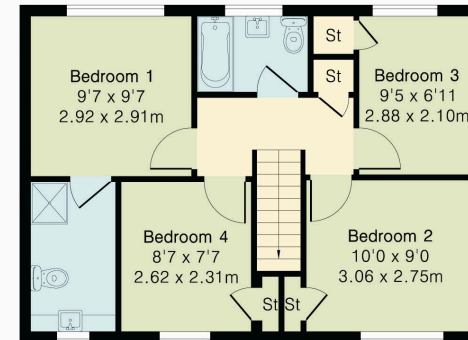
**Approximate Gross Internal Area 1266 sq ft - 117 sq m**

Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 497 sq ft – 46 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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**ID Checks:** Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

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