

39 Lewis Lane

Cirencester, Gloucestershire



MOORE ALLEN
& INNOCENT

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£ 1,750 pcm

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A much improved and very well presented three /four double bedroom, two /three reception room town house situated near to the heart of this historic market town with its many amenities and facilities, and with the valuable added benefits of a rear garden and off-road parking.

Ground Floor

The attractive mid-terrace property has been previously and meticulously extended and upgraded to provide a spacious and well-balanced family home. With its stylish interiors, the house impresses at every turn whilst retaining the classic features of the period style including cornicing, fireplaces and large sash windows affording excellent natural light.

Available shortly and for a long let if desired, on the ground floor there is an entrance hallway leading to the two principal reception rooms including a comfortable sitting room with a brand new wood burning stove, alcove storage, wood flooring and large sash window to the front aspect.

Towards the rear of the property there is a generously proportioned family dining room – also with wood flooring, and with an open archway leading through to the beautifully fitted kitchen with its well-fitted shaker style units, solid wood worktops, integrated oven, hob, dishwasher, Belfast sink, fridge and freezer.

A further noteworthy attribute is the French doors opening to the large, decked terrace and rear garden - perfect for outside dining and entertaining. Also off the kitchen are a handy utility room – with space for a washing machine and tumble drier, as well as a separate, useful shower room.

Arranged over four floors, the property also has the benefit of a good-sized lower ground floor reception room, ideally suited for a variety of flexible options whether as a bedroom four, family room, cinema /music room, study or home office perhaps?

At first floor the property offers a spacious double bedroom to the front aspect with attractive wood flooring and an ornamental fireplace. Also on this level are a single bedroom / study to the rear and a particularly well-appointed family bathroom with a stylish white suite with a tiled surround and a fitted dual head shower over the bath.



Further stairs rise to the second floor which has been styled as a gorgeous master bedroom enjoying generous proportions and with beautiful solid wood flooring, exposed beams, and part vaulted ceiling. Each of the bedrooms also benefits from fitted storage options.

The property is warmed throughout via a brand-new gas fired central heating boiler feeding radiators and complemented by double glazed doors and windows.

Garden and Parking

Externally the property benefits from a sheltered decked terrace at the rear of the property leading to a pretty and enclosed garden that is laid mainly to lawn and bordered by established planting, together with a timber garden shed and a gravelled parking area.

Close to Home

This property is an ideal family home offering a great combination of three /four double bedrooms, two /three reception rooms, enclosed rear garden and off-road parking within a central location close to everything you might need with local shops, amenities, schools and doctors surgery all close at hand. There are Waitrose, M&S Food and Tesco supermarkets within easy travel distance along with a good range of smaller convenience stores where you can readily source day-to-day essentials. A number of craft markets and antique fairs also take place throughout the year as well as a weekly street market and a regular farmers market.

There is also superb range of well-supported primary and secondary state schooling options within the town - as well as a popular sixth form college campus, or alternatively there are many highly regarded independent schools to choose from within the surrounding area.

mooreallen.co.uk





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Services

We understand that mains water, sewerage and electricity are connected. Gas fired heating and hot water system.

Council Tax - Band D

EPC – Band C-69

Viewings are strictly by appointment via the sole Agent:
Moore Allen & Innocent



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