



6 Lynn Close, Leigh Sinton, Malvern, WR13 5DU

£315,000

A SEMI-DETACHED PROPERTY IN A QUIET CUL DE SAC WITHIN THE VILLAGE, WITH THREE AREAS OF GARDEN ON A CORNER PLOT, IDEAL FOR A KEEN GARDENER.

The property requires updating with plenty of scope for improvement. It offers three bedrooms and a bathroom, living room, separate dining room, kitchen, side lobby with access to a store room and garage, with two bedrooms to the first floor. There is a drive to the fore of the garage and the garden surrounds the property, with a very private lawned garden and two large areas of garden used for growing fruit and vegetables.

Benefitting from gas central heating and double glazing and offered for sale with no onward chain. The sale of this home affords the opportunity to purchase a home giving an unusually large amount of outdoor space for the style of property.



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ENTRANCE

uPVC front door with opaque glass windows to:

LIVING ROOM

Front aspect bow double glazed window with double radiator under, stone fireplace with shelving and electric fire and mantle piece, door to Inner Hall. Door to:

BREAKFAST KITCHEN

Rear aspect double glazed, double radiator, built in broom cupboard with cupboard over. Fitted units including single drainer sink unit with mixer tap, space and plumbing for washing machine, space for fridge and electric cooker, double glazed door to side lobby.

SIDE LOBBY

Doors to large walk in store room. Door to GARAGE with up and over door, two side aspect windows, wall mounted gas central heating boiler, hatch to loft space. Half opaque double glazed door to garden from the lobby.

INNER HALL

With built in double cupboard and doors to:

BEDROOM ONE

Front aspect double glazed window, radiator, built in double wardrobe with cupboard over.

BATHROOM

Rear aspect opaque double glazed window, bath with tiled surround and electric shower over, WC, wash basin with radiator.

DINING ROOM

Rear aspect double glazed window, radiator, built in double cupboard with cupboard over. Open tread stairs to first floor.

FIRST FLOOR LANDING

With rear aspect double glazed window. Doors to:

BEDROOM TWO

Rear aspect double glazed window, radiator, low door to eaves space.

BEDROOM THREE

Rear aspect double glazed window, radiator.

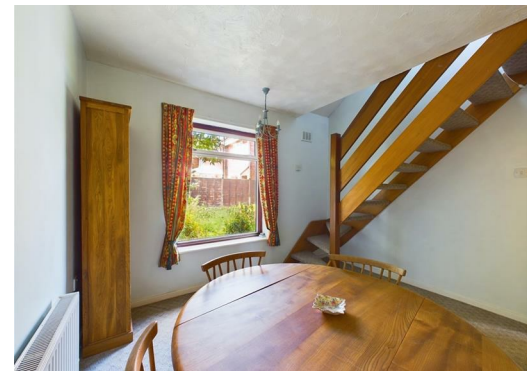
OUTSIDE

Adjoining the side door is a circular paved patio with gates to front and rear opening onto a large lawn with trees, surrounded by high hedging giving privacy.

The rear gardens are in two sections and have been used for growing fruit and vegetables. Bounded by fencing and with a garden shed to side, plus two green houses.

To the front of the property is a lawn with path to the front door and parking for two cars to the fore of the garage.

DIRECTIONS



From Malvern, proceed north along the A449 towards Worcester for approximately half a mile. At the first set of traffic lights at Link Top, turn left (signed Leigh Sinton). After approximately a mile this becomes Leigh Sinton Road. Follow this route into open countryside continuing for approximately a mile to the village of Leigh Sinton. At the junction of the A4103 Hereford to Worcester Road, turn left towards Hereford. Take the first left after the village shop into Lynn Close. No 6 is on the right hand side. For more information or to book a viewing, please call our Malvern office on 01684 561411





TENURE: We understand the property to be Freehold but this point should be confirmed by your solicitor.

FIXTURES AND FITTINGS: Only those items referred to in these particulars are included in the sale price. Other items, such as carpets and curtains, may be available by separate arrangement

SERVICES: Mains gas, mains electricity, water and drainage are connected. Please note that we have not tested any services or appliances and their inclusion in these particulars should not be taken as a warranty.

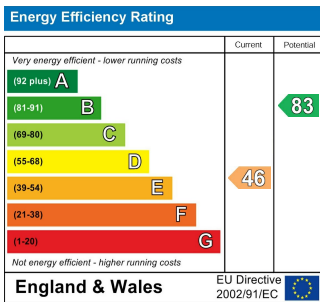
OUTGOINGS: Local Council: Malvern Hills District Council (01684 862151); at the time of marketing the Council Tax Band is: B

ENERGY PERFORMANCE RATINGS: Current: E46 Potential: B83

SCHOOLS INFORMATION: Local Education Authority: Worcestershire LA: 01905 822700

EPC

Material Information Report



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