

# JOHN GOODWIN

THE PROPERTY PROFESSIONALS

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**AN EXTENDED SEMI-DETACHED HOUSE ENJOYING A PLEASANT POSITION AT THE END OF A CUL-DE-SAC IN THE DESIRABLE VILLAGE OF LEIGH SINTON WITH IMMACULATE FRONT AND REAR GARDENS, OFF ROAD PARKING, CARPORT, GARDEN ROOM. EPC "D"**

## Lynn Close – Guide Price £275,000

27 Lynn Close, Leigh Sinton Malvern, WR13 5DU



# 27 Lynn Close

## Location & Description

The property enjoys a convenient position in the centre of the popular and well served village of Leigh Sinton where local amenities include an excellent village store/Post Office, a busy pub, Chinese Takeaway and modern primary school. The larger towns of Malvern (3 miles), Worcester (6 miles) and Hereford (16 miles) are all within easy reach. There are mainline railway stations at all of these three centres and Junction 7 of the M5 motorway is only about fifteen minutes away by car.

Situated on the Worcestershire border with Herefordshire, Leigh Sinton is surrounded by wonderful countryside and is within immediate striking distance of many unspoilt walks including the renowned Worcestershire Way and the Malvern Hills.

## Property Description

27 Lynn Close is an extended semi-detached house located at the end of a small cul-de-sac although there is room for some updating, the property has been beautifully maintained throughout the ownership of the current vendors, which includes the added benefit of the garden room to the rear which overlooks the beautifully maintained enclosed rear garden.

The property is set back from the road behind an immaculately kept lawned foregarden with a colourful shrub and hedge border. The driveway can be found to the right hand side of the property and benefits from a carport with lighting. Gated access to the garden and side door to the entrance hall can be found. The accommodation includes an entrance hall, sitting room, kitchen/diner, garden room, downstairs WC, three bedrooms and a bathroom.

## Entrance Hall

Carpet, built-in storage units, radiator, ceiling light fitting and door to the

## Sitting Room 5.50m (17ft 9in) x 4.57m (14ft 9in) (maximum point)

Carpet, two pendant light fittings, wall light, two radiators, large double glazed window to the front overlooking the foregarden, gas fireplace with a tiled hearth and brick surround. Stairs to first floor and door to the

## Kitchen/Diner 3.56m (11ft 6in) x 3.28m (10ft 7in)

Vinyl flooring, double glazed window into the garden room, a range of base and eye level units with worktop over, washing machine, oven, undercounter fridge and freezer, space for dining table, understairs storage cupboard, two ceiling light fittings, partially tiled walls and wooden glazed door opens to the

## Garden Room 4.93m (15ft 11in) x 2.27m (7ft 4in) (max point)

Carpet, radiator, ceiling light fitting. Large patio sliding doors overlooking the beautifully kept rear garden and providing access to it as well. Door to the WC and a side door which provides access to the garden.

## WC

Carpet, low level WC, wall mounted sink, obscured double glazed window to the side and pendant light fitting.





## First floor

### Landing

Doors to all rooms, built-in storage cupboard, carpet, loft access point which is partially boarded with electricity, pendant light fitting.

### Bedroom 1 4.08m (13ft 2in) x 3.30m (10ft 8in) (max point into alcove)

Carpet, double glazed windows to front, radiator, pendant light fitting.

### Bedroom 2 3.28m (10ft 7in) x 2.82m (9ft 1in) (max point into alcove)

Carpet, pendant light fitting, radiator, double glazed window to the rear.

### Bedroom 3 2.76m (8ft 11in) x 2.20m (7ft 1in)

Carpet, double glazed window to the front, pendant light fitting, radiator.

### Bathroom

Vinyl flooring, tiled walls, pendant light fitting, pedestal wash hand basin, low level WC. Panelled bath with shower over, chrome heated towel radiator, obscured double glazed window to the rear.



### Outside

#### Rear Garden

This is accessed via the patio sliding doors and the side door from the garden room and gated access from the carport. This is a beautifully kept garden which is mainly laid to lawn with a range of mature shrubs and gravel borders providing colour all year round. Steps lead down through the garden to a hardstanding area which benefits from a **GREENHOUSE** and a **SHED**. A further **SHED** can be found at the top of the garden. This enjoys the south and east facing aspects to take in the sunshine throughout the day, external lighting and water tap.



#### Agent's note

Currently there are views from the rear of the property across fields and woodland. However, it should be noted that residential development of further housing has started and will most likely be behind the property. Further information can be gained from the planning reference 21/01287/OUT.



## Directions

From Great Malvern proceed north along the A449 Worcester Road towards Malvern Link. After approximately quarter of a mile at the first set of traffic lights at Link Top turn left (signed Leigh Sinton). As the road forks in three directions take the turn immediately to the right (still towards Leigh Sinton) into Newtown Road. After a few hundred yards Newtown Road blends into Leigh Sinton Road. Continue along this route, out of town and into the village of Leigh Sinton. At the Junction with the A4103 Hereford to Worcester Road, turn left towards Hereford. Continue through the village passing the shop on the left hand side. After a further 500 yards you will see the turn to the left into Lynn Close. The property can be found at the end of the cul-de-sac on the left hand side.



## Services

We have been advised that mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

## Tenure

We are advised (subject to legal confirmation) that the property is freehold.

## General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

## Viewing

By appointment to be made through the Agent's Malvern Office, Tel: 01684 892809

## Council Tax

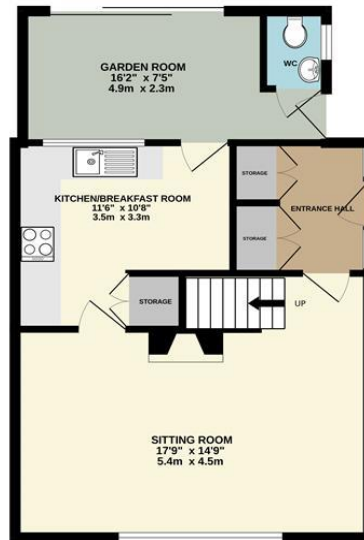
COUNCIL TAX BAND "C"

This information may have been obtained from the local council website only and applicants are advised to consider obtaining written confirmation.

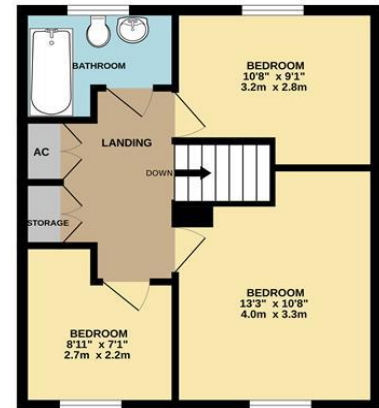
## EPC

The EPC rating for this property is D (65).

GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.



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