



25 Lynn Close

Leigh Sinton, WR13 5DU

Andrew Grant

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3 Bedrooms 1 Bathroom 1 Reception Room

A well proportioned family home with updated accommodation, a generous conservatory, ample parking and beautiful country views.

- A three bedroom family home featuring updated windows, a recently renewed kitchen and bathroom and useful storage across the first floor
- The ground floor combines a substantial living room with an updated kitchen, cloakroom and generously sized conservatory opening onto the rear garden
- Three first floor bedrooms are accompanied by a modern bathroom, landing cupboards and access to the loft for additional storage
- The enclosed rear garden incorporates a central lawn, gravelled sections, established planting and a broad outlook beyond the boundary
- A spacious gravelled driveway provides parking for up to five vehicles and leads to a single garage with an electricity supply
- Leigh Sinton offers a village setting with access to everyday amenities and transport connections serving Malvern, Worcester and the surrounding area

1145 sq ft (106.4 sq m)





The kitchen

Designed to support everyday cooking, the updated kitchen provides an extensive arrangement of cabinetry and work surfaces. A sink is positioned beneath the rear window, while further units continue around the room to offer practical preparation and storage space. An open connection with the conservatory extends the usable ground floor accommodation, while a separate doorway leads into the living room.





The living room

Forming the principal reception space, the living room offers generous proportions for family life and entertaining. A broad bay window defines the front elevation, while the fireplace creates a central focal point. Doorways connect the room with the kitchen and staircase, establishing straightforward movement through the ground floor while preserving the room as a distinct place to relax.







The conservatory

Extending across the rear of the home, the substantial conservatory provides wonderful views across the countryside. Its glazed roof and surrounding windows establish a strong connection with the garden, complemented by double doors opening outside. The room adjoins the kitchen and also provides access to the cloakroom, forming a practical addition to the principal accommodation.





The cloakroom

Providing useful ground floor facilities, the cloakroom is conveniently arranged beside the conservatory. The suite comprises a WC and wash basin, with a window completing the compact space. Its position away from the principal reception room makes it practical for both everyday family use and visiting guests.



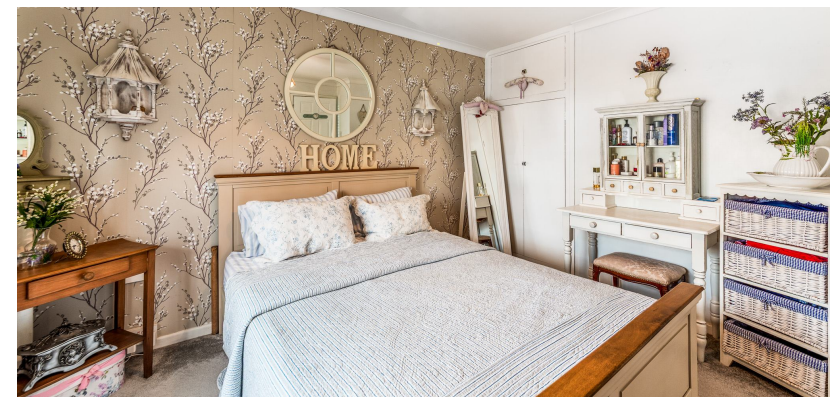
The landing

Connecting the three bedrooms and family bathroom, the landing forms a practical centre to the first floor. Several cupboards provide valuable household storage, while a loft hatch gives access to further space above. The arrangement keeps each room independently accessed and supports the everyday requirements of a three bedroom family home.



The primary bedroom

Offering comfortable proportions for use as the principal bedroom, this double room occupies the front of the first floor. A wide window overlooks the front of the property, while a built-in wardrobe provides useful storage.





The second bedroom

Providing further double accommodation, the second bedroom offers flexibility for family members or overnight guests, with a built-in wardrobe providing useful storage.





The third bedroom

Completing the sleeping accommodation, the third bedroom is well suited to a child, guest or younger family member. A window faces the front of the home, while the room remains independently accessed from the landing.



The bathroom

Serving all three bedrooms, the updated family bathroom brings the principal facilities together in a clearly arranged space. The suite includes a walk-in shower, WC and wash basin with storage beneath. A window provides ventilation, while the contemporary fittings support straightforward use as part of the daily routine.



The garden

Creating a generous outdoor setting behind the home, the enclosed garden combines a central lawn with gravelled areas and established borders. A paved section beside the conservatory provides space for outdoor seating, with direct access through glazed double doors. Planting introduces colour around the boundary, while the open aspect beyond contributes to the garden's sense of space.



Location

Leigh Sinton is an established Worcestershire village surrounded by attractive countryside and well placed for access to Malvern, Worcester and neighbouring communities. The area offers a reassuring balance between village life and connections to larger centres, making it suitable for family routines and commuting. General amenities, schooling and transport links can be found within the village and wider locality. The property's position also provides access to rural surroundings, while nearby road connections support travel throughout Worcestershire and towards the region's broader transport network.

Services

The property benefits from mains gas, electricity, water, solar panels and drainage.

Broadband Speed: Ultrafast broadband available. Download speeds up to 1800 Mbps and upload speeds up to 220 Mbps (source: Ofcom checker).

Mobile Coverage: Likely available from EE, O2, Three and Vodafone. (source: Ofcom checker).

Flood Risk (Long-term forecast): According to the Environment Agency's long-term flood risk data, the property is currently at very low risk for river and surface water flooding.

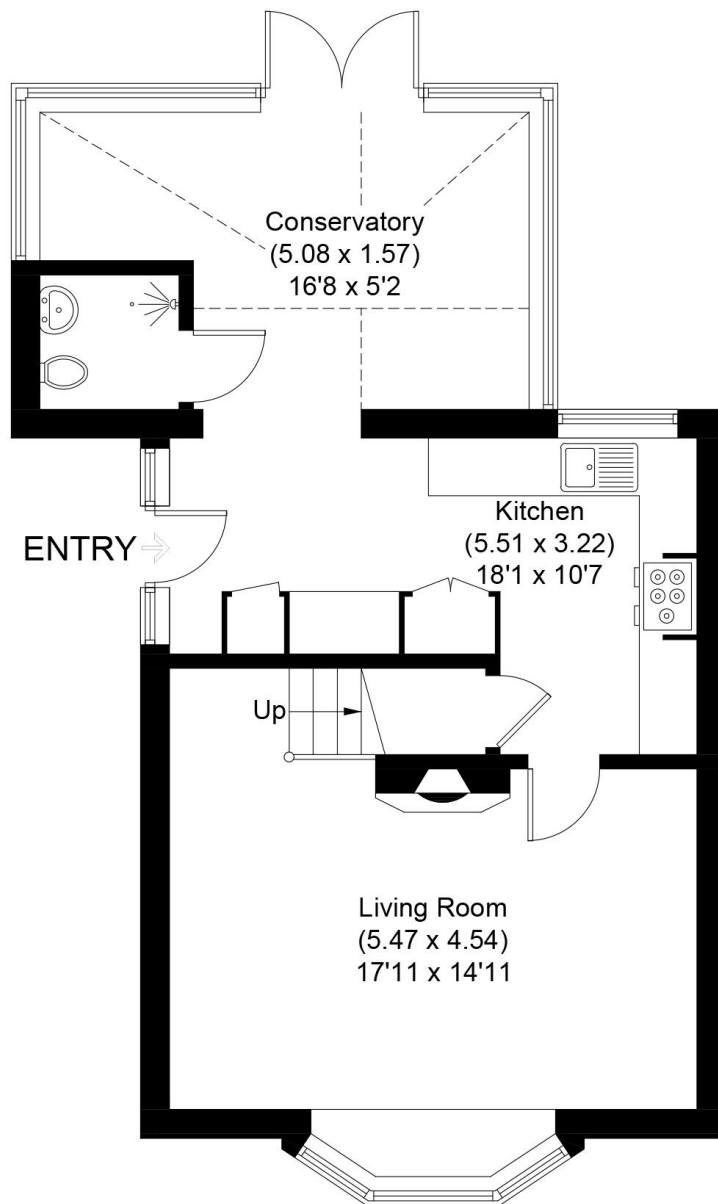
Council Tax

The Council Tax for this property is Band C.

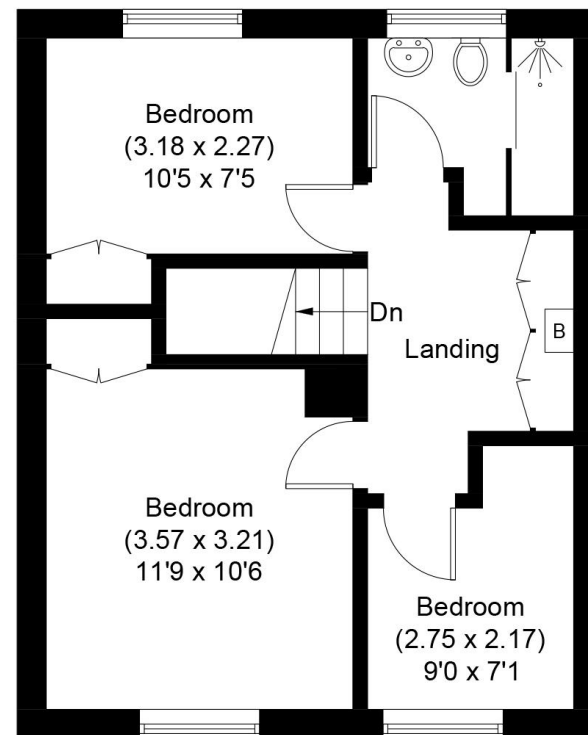


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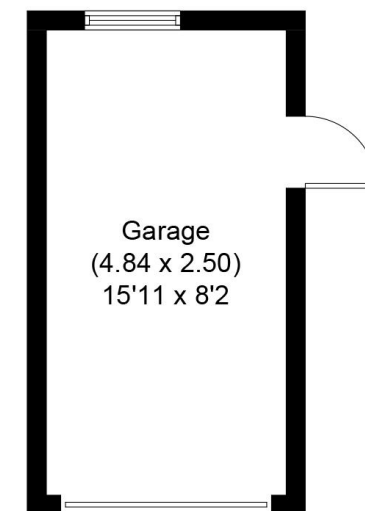
Approximate Gross Internal Area
 Ground Floor = 55.8 sq m / 601 sq ft
 First Floor = 38.5 sq m / 414 sq ft
 Garage = 12.1 sq m / 130 sq ft
 Total = 106.4 sq m / 1145 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale.



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