



33 Lynmouth Close  
Glenfield, LE3 8RW  
£400,000



# 33 Lynmouth Close

Glenfield, Leicester, LE3 8RW

Beautifully maintained detached family house, built by John Littlejohn Homes of reclaimed bricks, situated in one of the most popular sought after residential cul-de-sacs in Glenfield close to well regarded schools, shops, major road links. The property was built as a 3 bedroom but could easily be made into a 4 bedroom benefits from full gas central heating, UPVC double glazing. Entrance hall, cloaks/wc, study, lounge, kitchen-diner & wrap-around conservatory, Landing, 3 bedrooms (with the flexibility of changing to a 4 bedroom home), bathroom & en-suite. 4 car driveway, double garage, delightful private rear gardens with open views. Freehold. Council Tax band E

## Entrance Hall

Approached via a recessed open porch, hardwood entrance door with glazed panels, radiator, stairs to first floor, laminate flooring.

## Cloaks/wc

UPVC double glazed opaque window, radiator, wash hand basin, wc, half tiled walls.

## Study

8'6 x 7' (2.59m x 2.13m)

UPVC double glazed window to front, with blinds, radiator, laminate flooring, built-in shelved cupboard.

## Lounge

17'3" x 15'1" (5.28m x 4.62m)

A bright, airy spacious living room facing the delightful, private rear gardens. UPVC double glazed bay window to the rear, two radiators, coal effect gas fire set in marble fireplace with wooden surround, laminate flooring, coving to ceiling.

## Kitchen-Diner

25' x 10'6 (7.62m x 3.20m)

UPVC double glazed window to the front with blinds, additional window and door to the side passage, coving to ceiling, radiator, vinyl flooring. Fitted with a range of base, drawer & eye level units, work surfaces with tiled surrounds, one and a half bowl sink unit with mixer taps, built-in electric Zanussi double oven and gas hob with extractor hood, additional space for dishwasher and fridge. Dining area with opening into lounge, coving to ceiling, radiator & French doors to conservatory.

## Conservatory

17'2 x 6'8 (5.23m x 2.03m)

Wrap-around hardwood double glazed conservatory with glazed roof, sliding doors to garden. The conservatory opens into an additional covered passage to the side of the property with UPVC double glazed window to front, hardwood sliding doors opening on to the driveway, vinyl flooring, tall cupboards.

## First Floor: Landing

UPVC double glazed opaque window to the side, access to loft with retractable ladder, airing cupboard, fitted carpet.

## Bedroom One

13' x 12'4 (3.96m x 3.76m)

UPVC double glazed window to front, radiator, fitted carpet, built-in wardrobes, coving to ceiling.

## En-suite Shower Room

UPVC double glazed opaque window, radiator, fitted carpet, fully tiled shower cubicle with mains shower, pedestal wash hand basin, wc, remainder of walls tiled to half height.

## Bedroom Two

16'3 x 12'2 (4.95m x 3.71m)

A superb second bedroom, could be converted to make 2 separate bedrooms (access could be created by reducing the length of wardrobes from bedroom 1) making this a 4 bedroom home. Two UPVC double glazed windows to rear, two radiators, fitted carpet.

## Bedroom Three

11'9 x 9' (3.58m x 2.74m)

UPVC double glazed window to rear, radiator, fitted carpet, fitted wardrobes.

## Bathroom

7'8 x 7'2 (2.34m x 2.18m)

UPVC double glazed opaque window, radiator, extractor fan, fitted with panelled bath with electric shower over and full height tiling around the bath, pedestal wash hand basin, wc, bidet, remainder of walls tiled to half height.

## Outside

The open plan garden to the front has lawn, mature shrubs & tree. Tarmac driveway providing hard standing for 4 cars and leading to detached double garage. The mature private rear garden approx 50' wide has block paved patio, lawn, flower bed with mature shrubs, fully fenced boundaries, external water tap. Open views with spinney to the rear.

## Garage

17' x 17' (5.18m x 5.18m)

Double garage with two up & over doors, light and power, UPVC double glazed window and door to rear.

## Glenfield

Glenfield is a popular large village 5 miles to the West of Leicester city centre with a population of approx 9,500. There are two well regarded primary schools, three pubs, St Peters church and a range of local shopping facilities including a relatively new Morrison's store on Station Road. There is nearby open countryside including Bradgate Park and Gynsills conservation area. There is easy access to M1, A46 & A50 main routes. Glenfield General Hospital & Leics County Council are two large employers. Glenfield is mentioned in the Domesday book of 1086 and is also famous for its now defunct railway tunnel built by Stevenson and once the longest in the world. Regular bus services into Leicester serve the village and Leicester train station is approx 5 miles away.

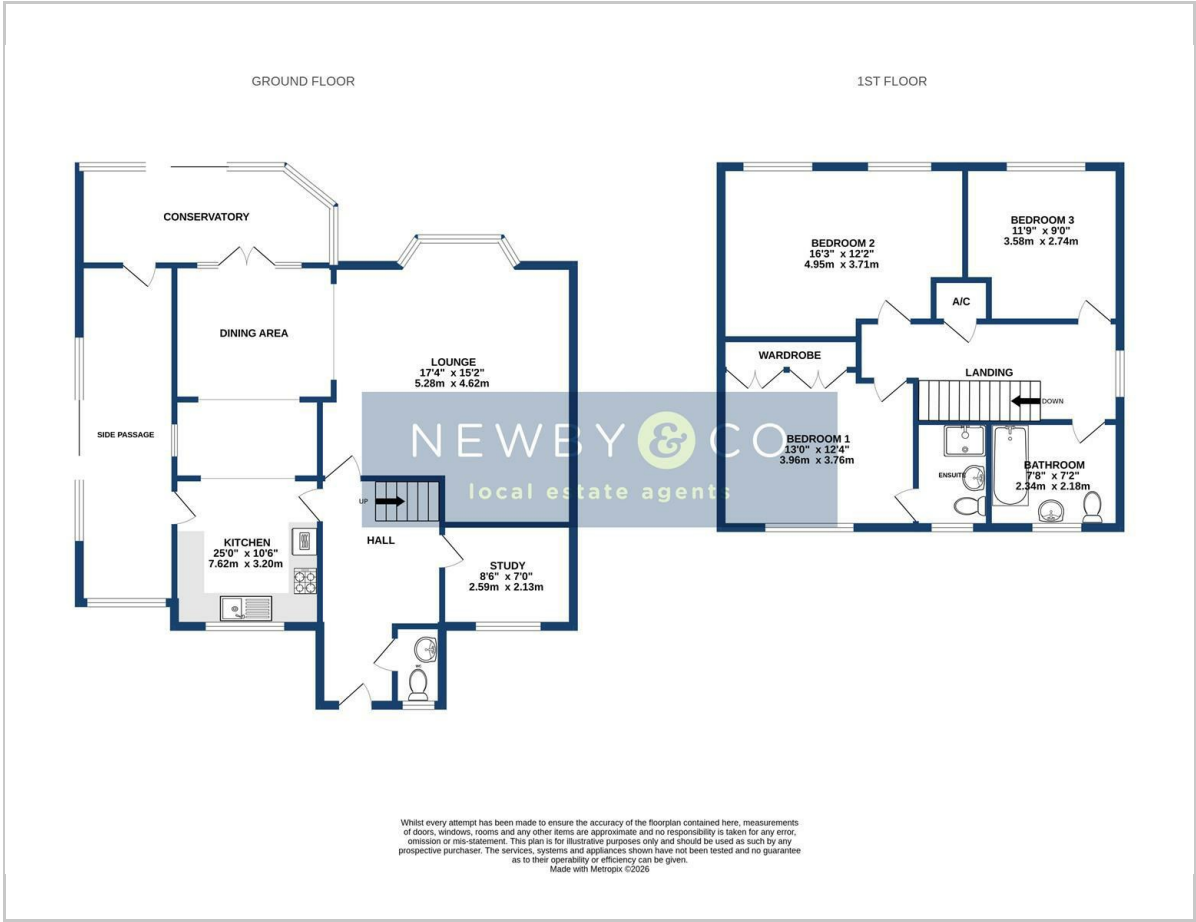
## Local Authority & Council Tax Info (Blaby)

This property falls within Blaby District Council ([blaby.gov.uk](http://blaby.gov.uk)) It has a Council Tax Band of E which means a charge of £2,997.36 for tax year ending March 2027 Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to [www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school](http://www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school)



Floor Plan



Viewing

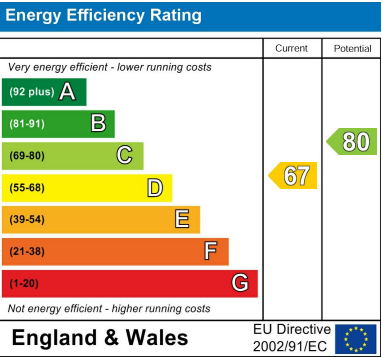
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph



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