

4 Lynton Close, Gilmorton, LE17 5PQ



£1,700 Per Month

A beautifully presented and substantial detached family home well located in this popular village. The gas centrally heated and double glazed accommodation briefly comprises: Entrance hall, lounge, dining room, modern fitted kitchen with separate breakfast area, utility/rear porch, cloakroom/WC, landing, four bedrooms and shower room. The private and good sized rear garden is a particular feature and there is a single garage and off road parking. The property is offered unfurnished and is available from the 1st February 2026.

Entrance Hall



Accessed via opaque double glazed composite front door. Stairs rising to the first floor. Radiator. Telephone point. Opaque double glazed porthole window. Doors to rooms.

Lounge 12'6" x 12'8" (3.81m x 3.86m)



Double glazed window to the front elevation. Radiator. Two wall lights. Television and telephone points. Opening to:-

(Lounge Photo Two)



Dining Room 12'6" x 12'6" (3.81m x 3.81m)



Sliding double glazed patio doors opening to the rear garden. Radiator. Television point.

Kitchen/Breakfast Room



Kitchen Area 13'7" x 9'6" (4.14m x 2.90m)



Good quality modern fitted kitchen with range of base and wall units and granite work surfaces. Fitted electric cooker and automatic dishwasher. Stainless steel double sink. Door to under stairs storage cupboard. Feature vertical radiator. Ceramic tiled flooring. Double glazed window to the rear elevation. Opening to:-

Breakfast Area 10'4" x 7'4" (3.15m x 2.24m)



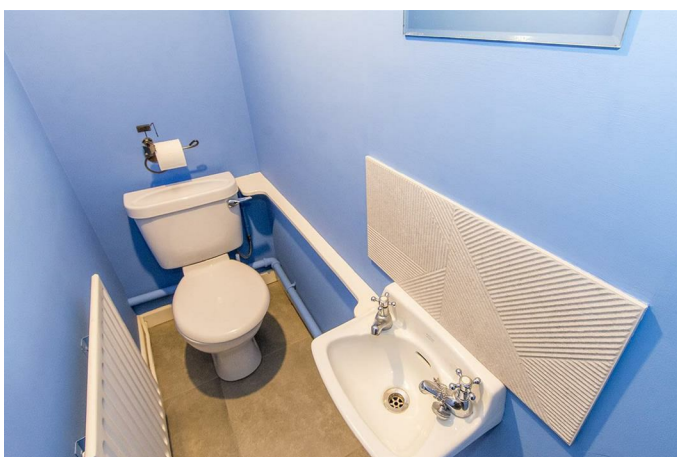
Double glazed window to the rear elevation. Fitted wooden dresser unit. Radiator. Ceramic tiled flooring. Door to:-

Utility/Rear Porch 7'0" x 4'5" (2.13m x 1.35m)



Space and plumbing for automatic washing machine. Double glazed window to the side and double glazed door to the rear garden. Door to:-

Cloakroom/WC



Wash hand basin and low level WC. Radiator. Extractor fan.

First Floor Landing

Access to boarded loft space with fitted loft ladder. Fitted linen cupboard. Doors to rooms.

Bedroom One 13'3" x 9'0" to face of wardrobes (4.04m x 2.74m to face of wardrobes)



Double glazed window to the front elevation. Fitted wardrobes spanning one wall. Radiator.

(Bedroom One Photo Two)



Bedroom Two 11'11" x 10'0" (3.63m x 3.05m)



Double glazed window to the rear aspect. Fitted wardrobes. Radiator.

(Bedroom Two Photo Two)

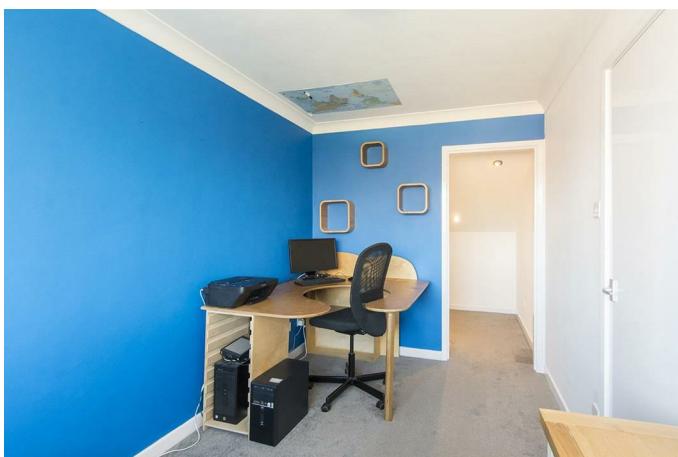


Bedroom Three 13'7" x 7'4" (4.14m x 2.24m)



Double glazed window to the rear aspect. Radiator. Doorway to:-

(Bedroom Three Photo Two)



Dressing Area 6'4" x 5'5" to face of wardrobes (1.93m x 1.65m to face of wardrobes)



Fitted wardrobes spanning one wall.

Bedroom Four 10'4" x 8'0" (3.15m x 2.44m)



Double glazed window to the front elevation. Fitted wardrobes and shelving. Radiator. Wood laminate flooring. Telephone point.

Shower Room

Large shower cubicle with 'Rain' shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

(Shower Room Photo Two)





Outside



To the front of the property is a lawn and off road parking for two cars. There is gated side pedestrian access to the rear garden.

The rear garden is of a good size and is laid mainly to lawn with a paved patio area. It is enclosed by timber lap fencing affording a good deal of privacy.

(Outside Photo Two)



Garage 15'2" x 8'0" (4.62m x 2.44m)

Up and over door, power and lighting.

Additional Information

Council tax band E

Damage deposit based on rent of £1700pcm is £1961

Holding deposit equivalent to one weeks rent ie £392

Initial 6 month tenancy will revert to a monthly periodic after the initial term

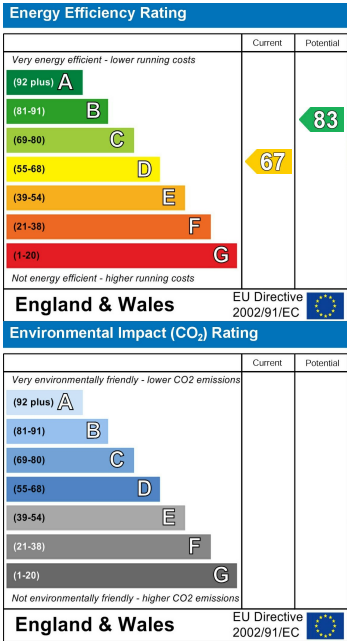
Floor Plan



Area Map



Energy Efficiency Graph



Service without compromise