



19 Gynsills Hall, Leicester, LE3 8HP
£165,000

GROUND FLOOR APARTMENT situated in this sought after development with gated parking. UPVC d/g, electric heating, alarm. Hall, 14' lounge with views up the drive, fitted dining kitchen, 2 BEDROOMS, 2 BATHROOMS. Well kept communal garden, Early viewing highly recommended! EPC

Band D

Hall

The apartment is accessed via a central communal hallway with door release system. Once entering the central hall the apartment is the first door on the right hand side. The timber entrance door leads into the L-shaped entrance hall, fitted carpet, airing cupboard housing cylinder.

Lounge 14'3" x 13'8" (4.34 x 4.17)

A generously sized living room with views down the driveway which leads from Gynsill Lane up to the apartment block. UPVC double glazed window to front, fitted carpet, electric storage heater.

Dining Kitchen 12'10" x 11'8" (3.91 x 3.56)

A well appointed kitchen with ample space for a table and chairs. UPVC double glazed window to front of block, recessed spotlights, fitted with a range of base, drawer & eye level units, work surfaces, built-in stainless steel electric oven, ceramic hob with extractor hood, integrated dishwasher, fridge/freezer.

Bedroom One 13'4" x 11'10" (4.06 x 3.61)

UPVC double glazed window to rear parking area, fitted carpet, wealth of built-in wardrobes, electric panel heater.

En-suite Shower Room

Electric heated towel rail, fitted carpet, half tiled walls, extractor fan, shower enclosure with electric shower, pedestal wash hand basin, wc, electric wall heater.

Bedroom Two 12'6" x 10'0" (3.81 x 3.05)

UPVC double glazed window to rear, fitted carpet, electric storage heater.

Bathroom 8'4" x 8'2" (2.54 x 2.49)

A spacious bathroom with white suite. Electric heated towel rail, extractor fan, panelled bath, pedestal wash hand basin, wc, electric wall heater.

Outside

Gynsills Hall is set within extensive communal gardens which are maintained by the management contract. There are extensive lawns, mature trees and hedges/shrubs. The parking area is secured by electric gates and parking spaces are allocated by numbered spaces. There are a number of spaces available for guests.

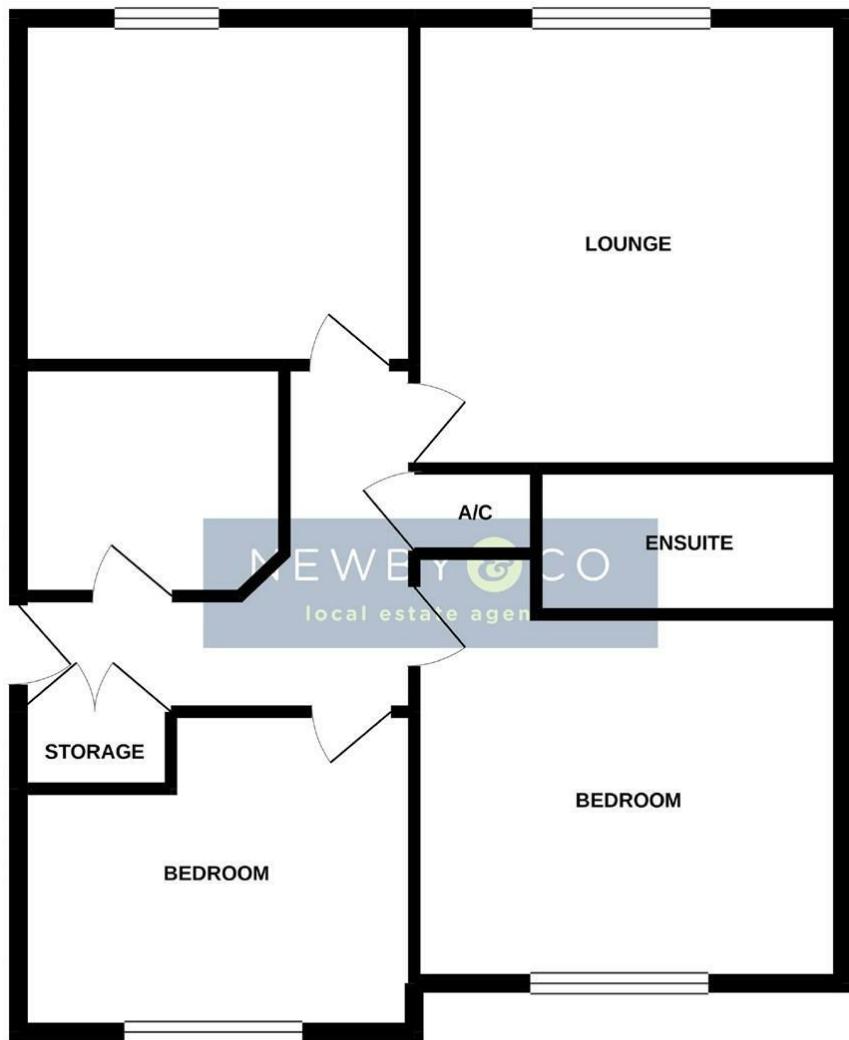
Useful Information

This property falls within Blaby District Council area and has a Council Tax Band of D which means a charge of £1903.20 For tax year ending March 2021. We understand the schools within catchment are The Hall School, Martin High School. For more information regarding school catchment areas contact the Allocations Dept at County Hall on 0116 3056684.

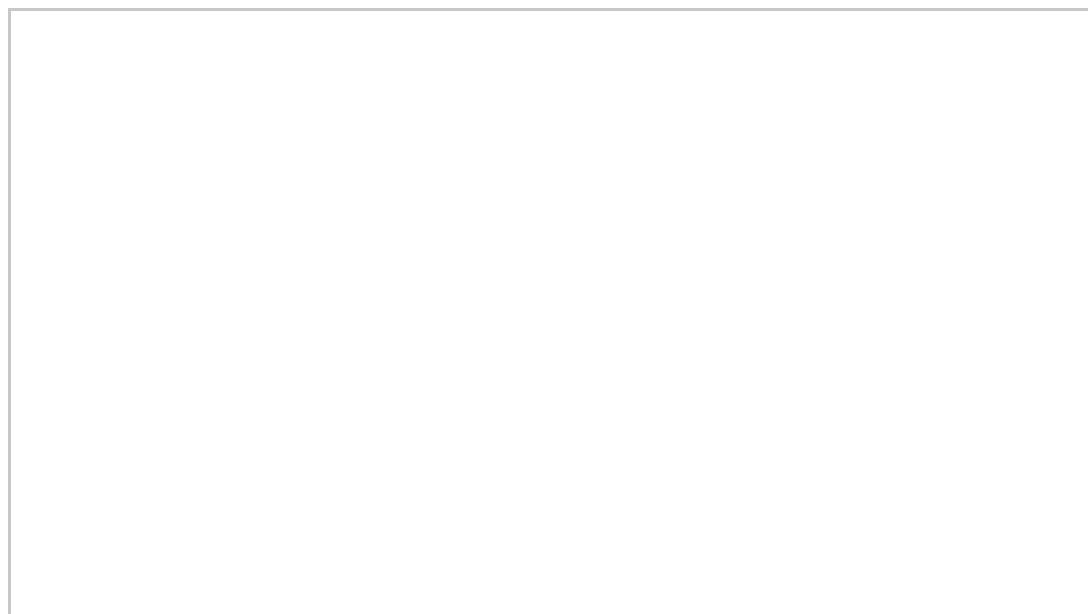
Directional Note

Enter LE3 8HP into your Sat Nav or Google.....On entering Glenfield from the A50 Leicester Road/Groby Road, turn right at the roundabout into Gynsill Lane, left in to Stelle Way & through the electric gates.

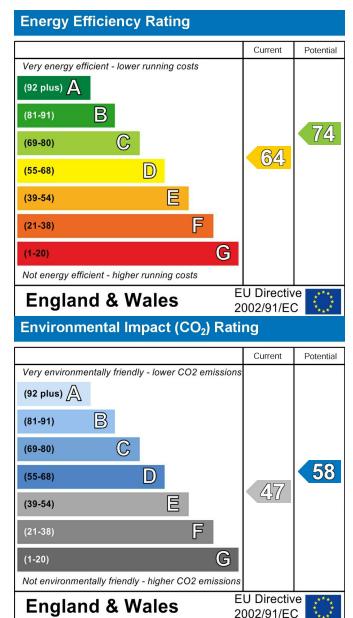
Floor Plan



Area Map



Energy Efficiency Graph



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