



Offers over £325,000  
Brompton Road, Hamilton, Leicester, LE5



 **5**  
Bedrooms

 **2**  
Bathrooms

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## Property Description

Welcome to this generous and well-maintained three-storey property situated on **Brompton Road**, within the highly desirable area of **Hamilton, Leicester**. With five well-proportioned bedrooms, two bathrooms, a garage, and a modern kitchen/breakfast room, this property offers an ideal layout for growing families or those in need of flexible living arrangements.

### Navigating through the property

Upon entry, you're welcomed by a spacious hallway with access to a ground floor WC and a useful storage cupboard beneath the stairs. To your right is a modern kitchen/breakfast room, and to the rear is the expansive living room with French doors opening out to the rear garden. Stairs lead to the first floor, where you'll find three bedrooms and a family bathroom. Continue to the second floor, and you'll discover two further generously sized bedrooms and a second family bathroom.

### Ground Floor

- **Kitchen/Breakfast Room:** 3.02m x 2.87m (9'11" x 9'5") – Fitted with contemporary units, oven, hob, and space for appliances. A perfect spot for casual dining.
- **Living Room:** 4.81m x 4.63m (15'9" x 15'2") – A large, bright reception room with dual aspect windows and direct garden access via French doors.
- **Hallway:** 2.04m x 1.99m (6'8" x 6'6")
- **WC:** 1.91m x 0.91m (6'3" x 3'0")
- **Store Cupboard** under stairs for practical storage.

### First Floor

- **Bedroom 1:** 3.64m (11'11") max x 2.47m (8'1")
- **Bedroom 2:** 4.35m (14'3") max x 3.38m (11'1")
- **Bedroom 3:** 2.73m x 1.98m (8'11" x 6'6")
- **Bathroom:** 1.91m x 1.69m (6'3" x 5'7")
- **Landing and Store**

## Second Floor

- **Bedroom 4:** 2.94m x 4.83m (9'8" x 15'10") – Perfect for a main bedroom or large guest suite.
- **Bedroom 5:** 3.65m x 2.96m (12'0" x 9'9")
- **Bathroom:** 1.91m x 1.69m (6'3" x 5'7")
- **Landing and Store**

## Location & Amenities

Situated in the ever-popular **Hamilton** area of Leicester, this property is close to **local shops, schools, parks,** and **public transport links.** Tesco Superstore, Hamilton Park, and a number of Ofsted-rated schools are all within easy reach, making it a fantastic choice for families. There's also excellent access to the city centre and major routes including the A46 and A563.

## Arrange a Viewing

To book a viewing or for further information, get in touch with Kings Real Estate:

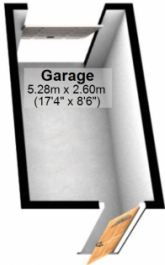
Email: [info@kingsestateuk.com](mailto:info@kingsestateuk.com)

Call: **0116 352 7012**

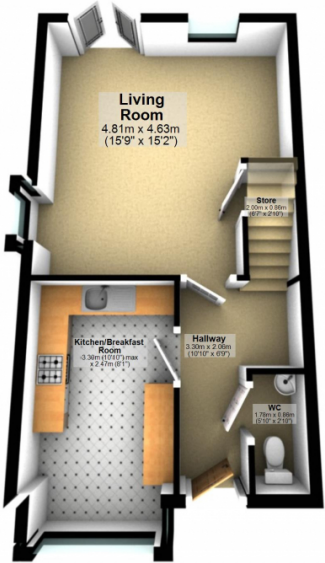




Ground Floor  
Approx. 52.6 sq. metres (566.7 sq. feet)



Garage  
5.28m x 2.60m  
(17'4" x 8'6")



Living Room  
4.81m x 4.63m  
(15'9" x 15'2")

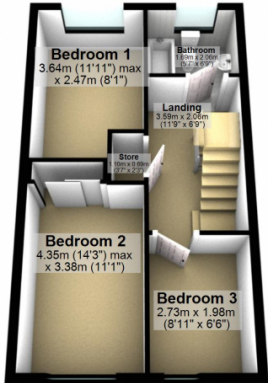
Kitchen/Breakfast Room  
3.30m x 2.71m max  
(10'10" x 8'11")

Hallway  
3.20m x 2.05m  
(10'10" x 6'9")

WC  
1.70m x 1.00m  
(5'6" x 3'3")

Store  
2.00m x 0.50m  
(6'7" x 1'6")

First Floor  
Approx. 40.7 sq. metres (437.9 sq. feet)



Bedroom 1  
3.84m (11'11") max  
x 2.47m (8'1")

Bathroom  
1.80m x 1.20m  
(5'11" x 3'11")

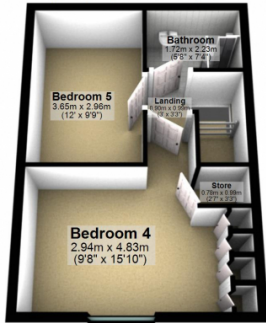
Bedroom 2  
4.35m (14'3") max  
x 3.38m (11'1")

Landing  
3.18m x 2.05m  
(10'5" x 6'9")

Store  
2.00m x 0.50m  
(6'7" x 1'6")

Bedroom 3  
2.73m x 1.98m  
(9'11" x 6'6")

Second Floor  
Approx. 33.7 sq. metres (362.7 sq. feet)



Bedroom 5  
3.65m x 2.96m  
(12' x 9'9")

Landing  
3.18m x 2.05m  
(10'5" x 6'9")

Store  
2.00m x 0.50m  
(6'7" x 1'6")

Bedroom 4  
2.94m x 4.83m  
(9'8" x 15'10")

Bathroom  
1.72m x 2.23m  
(5'8" x 7'4")

Total area: approx. 127.0 sq. metres (1367.2 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

