



Foxglove Road

Hamilton, Leicester, Leicestershire , LE5
1TD

Offers Over £350,000

Kings are delighted to present this LOVELY 4 bedroom DETACHED house for sale in the very sought after area of HAMILTON. In close proximity to lots of local amenities including great schools, shops and businesses, many different places of worship and easy city centre access with great transport links. CALL KINGS NOW



Property Features

- SOUGHT AFTER LOCATION
- Close to Local Amenities
- DETACHED HOUSE
- 4 Bedrooms
- WELL PRESENTED THROUGHOUT
- Off Road Parking
- DOUBLE GARAGE
- UPVC Double Glazed
- Great City Centre Access
- CALL KINGS NOW

Full Description

Kings are delighted to present this LOVELY 4 bedroom DETACHED house for sale in the very sought after area of HAMILTON.

Offering 4 bedrooms, double garage and off road parking, large conservatory/ reception room, built in Bluetooth speaker system, underfloor heating and much more. Viewings are advised to appreciate the full potential of this property.

In close proximity to lots of local amenities including great schools such as Kestrels' Mead Primary Academy, Kestrels' Field Primary School Junior Annexe and Keyham Lodge School, shops and businesses, many different places of worship and easy city centre access with great transport links.

CALL KINGS NOW

ENTRANCE HALL

9' 4" x 8' 2" (2.86m x 2.49m)

Front door leading into entrance hall with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, wooden doors leading into adjacent rooms and UPVC double glazed window.

LIVING ROOM

17' 11" x 10' 5" (5.48m x 3.19m)

Wooden door leading into living room with carpet laid to floor, ceiling light, radiator fitted to wall, built in log burner, bifold doors leading into conservatory and UPVC double glazed bay window.

KITCHEN

17' 10" x 17' 9" (5.46m x 5.42m)

Wooden door leading into kitchen with large kitchen tiles laid to floor, under floor heating, ceiling lights, fully fitted gloss units with laminated worktops, stainless steel 1 and 1/2 bowl sink with mixer tap, integrated double electric oven and 5 hob gas stove with matching extractor fan, integrated fridge-freezer, dishwasher, built in Hoover, built in Bluetooth speaker system, open doorway leading into conservatory, 2 UPVC double glazed windows and back door leading into rear garden.

CONSERVATORY

21' 2" x 9' 5" (6.47m x 2.88m)

Open doorway leading into conservatory with LVT



flooring laid to floor, underfloor heating, ceiling light, 2 radiators fitted to wall, UPVC double glazed windows and French style back doors leading into rear garden. The roof has been recently redone and is now classed as in indoor extension room.

W/C

4' 9" x 2' 8" (1.45m x 0.83m)

Wooden door leading into W/C with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, hand wash basin, W/C and UPVC double glazed window.

BEDROOM 1

12' 2" x 8' 7" (3.73m x 2.62m)

Wooden door leading into bedroom 1 with carpet laid to floor, ceiling light, radiator fitted to wall, built in wardrobe with double wooden doors, wooden door leading into ensuite bathroom and UPVC double glazed window.

ENSUITE

6' 0" x 4' 7" (1.83m x 1.41m)

Wooden door leading into ensuite with vinyl laid to floor, ceiling light, heated towel rail fitted to wall, shower cubicle with glass door, hand wash basin, W/C and UPVC double glazed window.

BEDROOM 2

11' 3" x 9' 1" (3.45m x 2.77m)

Wooden door leading into bedroom 2 with carpet laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.



BEDROOM 3

10' 9" x 8' 8" (3.28m x 2.66m)

Wooden door leading into bedroom 3 with carpet laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.

BEDROOM 4

9' 1" x 6' 5" (2.78m x 1.96m)

Wooden door leading into bedroom 4 with wood effect laminate laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.

BATHROOM

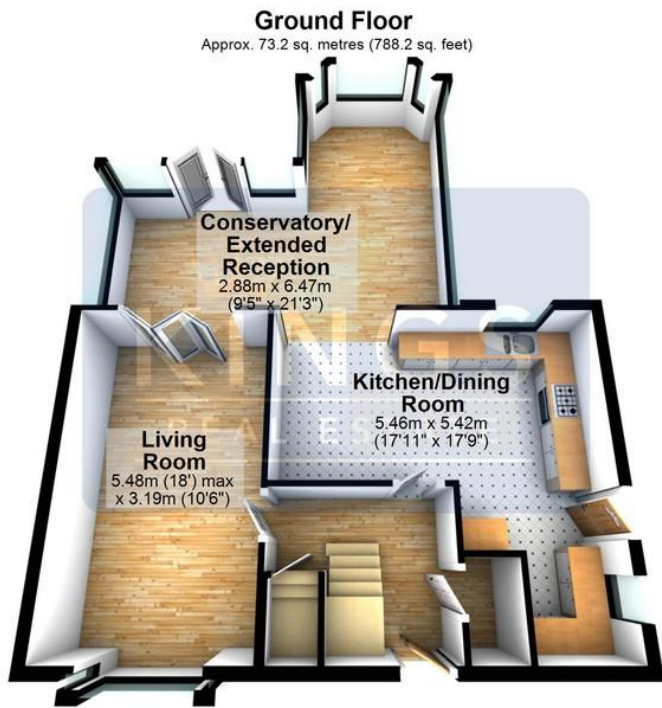
6' 2" x 5' 6" (1.89m x 1.70m)

Wooden door leading into bathroom with vinyl laid to floor, ceiling light, heated towel rail fitted to wall, plastic panel bath tub with shower from tap fitted to wall, hand wash basin, W/C and UPVC double glazed window.

OUTSIDE

To the front of the property there is off road parking for multiple cars in front of the double garage, laid to lawn with a path leading up to the front door, A gate allowing access to the rear garden which is fully enclosed with wooden fencing and slabs laid to floor.





Total area: approx. 121.5 sq. metres (1308.3 sq. feet)

Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

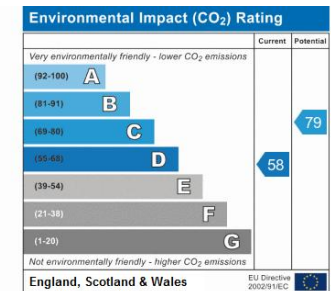
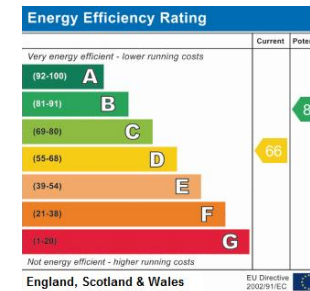
A Finders Fee may be payable.

Tenure: Freehold

Local Authority:

Council Tax Band: Band

Viewings: By appointment only



Address:
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

