

JAMES
SELICKS

5 DUNNINGTON CLOSE

HAMILTON, LEICESTER LE5 1DY

PRICE: £370,000



A stunning three bedroom, two bathroom detached family home built by Messrs Redrow Homes in 2016 on the edge of this popular, north east suburban district.

Entrance hall • cloakroom • sitting room • breakfast kitchen • three bedrooms • two bathrooms • lawned front gardens • tarmac side driveway • single garage • lawned rear gardens • EPC - B

Location

Hamilton is conveniently located off the outer ring road, to the east of Leicester city, ideal for access to the M1/M69 motorway networks via the A56 Western bypass. Hamilton itself offers a popular primary school and large Tesco superstore with further shopping amenities found in nearby Humberstone village and along the Uppingham Road.

Accommodation

The property is entered via a wooden door with glazed inset into a large entrance hall with wood effect tiled flooring, housing the stairs to the first floor and a cloakroom providing a two piece suite. The sitting room is bright by virtue of the dual aspect windows to the front and side elevations. The superb dining kitchen provides a good range of eye and base units and drawers with ample preparation surfaces, a stainless steel one and a half bowl sink with mixer tap, a built-in utility store providing space and plumbing for an automatic washing machine and tumble dryer, integrated appliances including a stainless steel double oven, four-ring gas hob with stainless steel and glass canopy extractor, dishwasher, fridge-freezer and microwave, porcelain tiled flooring and French doors with windows either side leading onto the garden.

To the first floor is a spacious landing with a window to the side. The master bedroom has a window to the rear elevation, built-in wardrobes and an en suite providing a three piece suite comprising a large glazed shower enclosure, enclosed WC and wash hand basin with storage beneath, tiled walls and flooring. There are two further bedrooms and a family bathroom with a three piece suite comprising an enclosed WC, wall hung wash hand basin and a panelled bath with glazed shower screen and shower above, electric shaver point, chrome heated towel rail, a window to the front, part tiled walls and tiled flooring.

Outside

To the front of the property is a small lawned area and a path leading to the front door. To the side is a single garage with off-road parking space to the front. To the rear of the property is a lawned garden with a paved patio area and fenced boundaries.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: D

Service charge : £180 per annum payable for new development maintenance.

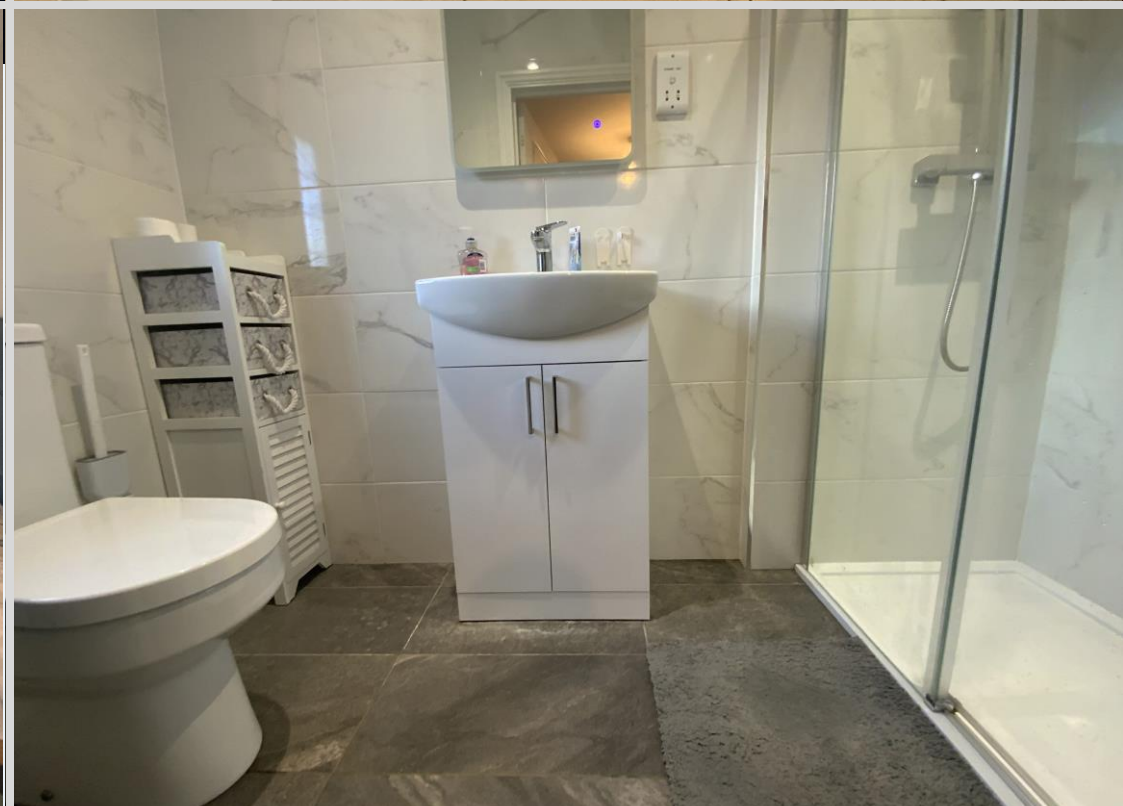
Conservation Area: No

Flooding issues in the last 5 years : None

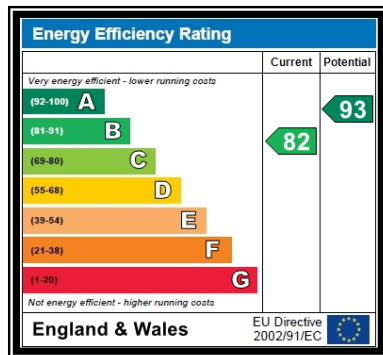
Broadband delivered to the property : Asymmetric Digital Subscriber Line, Fibre, Full Fibre, Cable, Mobile 4G and 5G broadband. 200mbps.

Services: The property is offered to the market with all mains services and gas-fired central heating.





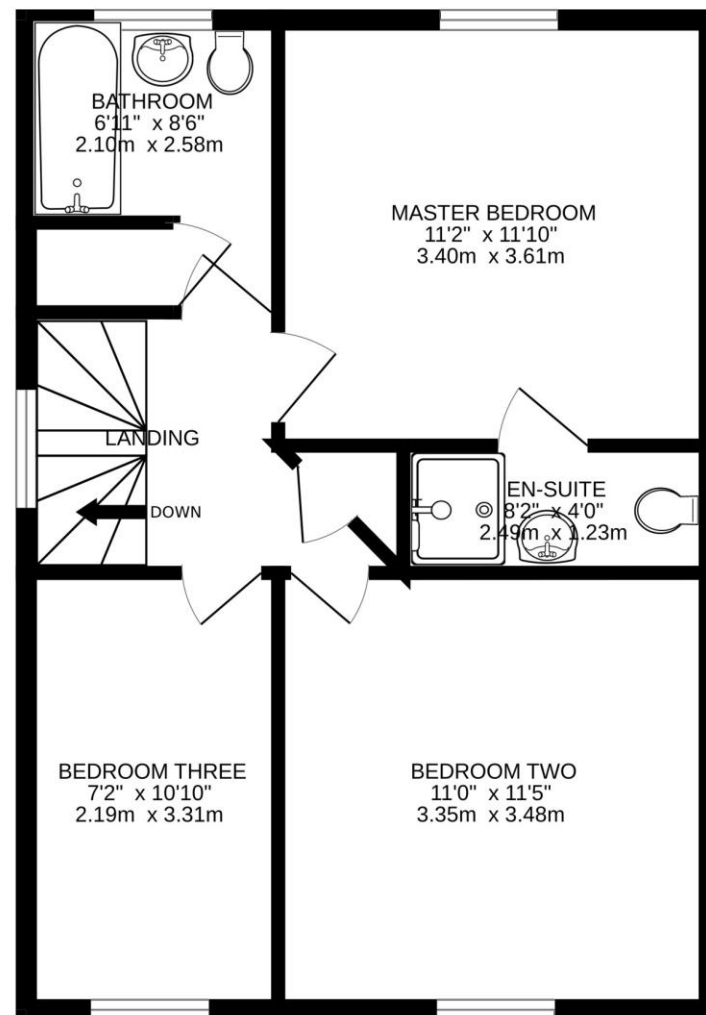
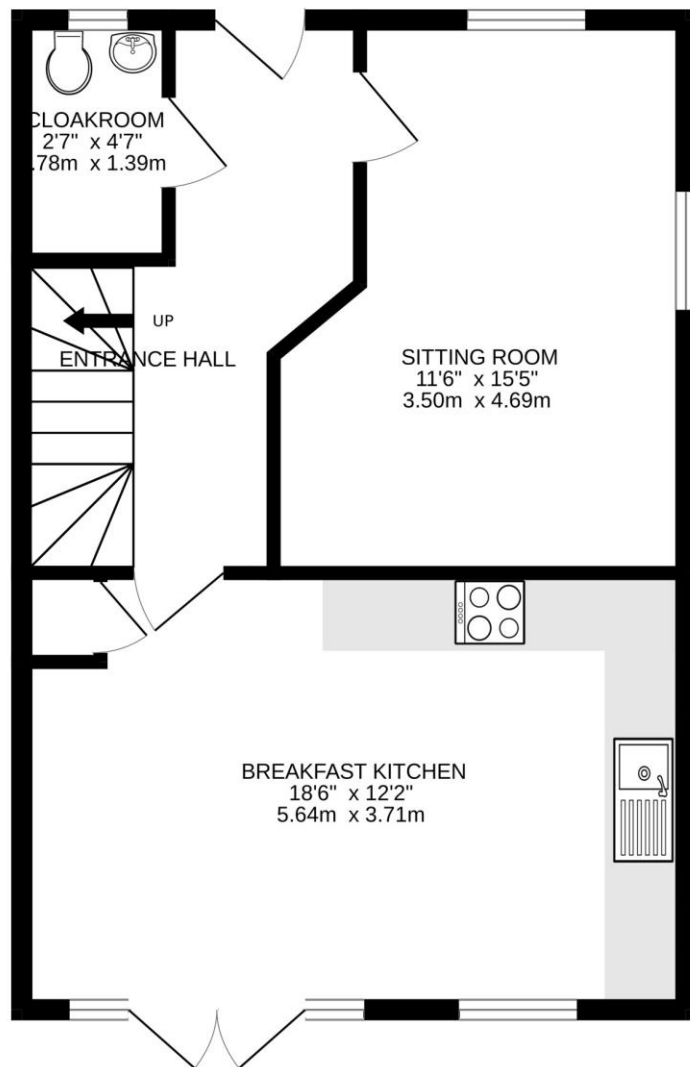




5 Dunnington Close, Hamilton, Leicester LE5 1DY

Total Approximate Gross Internal Floor Area = 1054 SQ FT / 98 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

