



JAMES
SELICKS

28 SOCKBURN CLOSE

HAMILTON, LEICESTER LE5 1NR

GUIDE PRICE: £295,000

A superb, remodelled and extended end townhouse offering spacious and flexible family accommodation over three floors, located within this popular northern Leicester suburb.

Entrance hall • cloakroom • sitting room • dining kitchen • conservatory • two first floor bedrooms • family bathroom • second floor master bedroom • off street car standing • 7kw car charging point • store (former garage, potential home office) • landscaped rear gardens • EPC - C

Location

Hamilton is ideally located off the outer ring road, to the east of Leicester city, conveniently located for access to the M1/M69 Motorway networks via the A46 Western bypass. A large Tesco superstore and further amenities can be found along Sandhills Avenue including a Sainsbury's, Indian restaurant and takeaway and convenience store.

Accommodation

The property is entered via a smart composite front door into an entrance hall with Karndean flooring, housing the stairs to the first floor and a ground floor cloakroom providing a two piece suite. The sitting room has a window to the front elevation, an inset contemporary gas living flame effect fire and wall panelling, Karndean flooring and wooden doors leading into the dining kitchen, with a good range of grey urban gloss fronted eye and base level units and drawers with Quartz preparation surfaces, tiled splashbacks, polycarbonate one and a half bowl sink with mixer tap and window above, Space for a Range style oven with a canopy extractor unit over, plumbing for an automatic washing machine, Karndean flooring leading through to a beautiful conservatory with underfloor heating, a lantern roof and French doors leading onto the decked patio entertaining area. The former garage has been converted into a useful space, currently used as a utility and for storage but would lend itself to a home office.

To the first floor is a large landing with a window to the front housing the stairs to the second floor. The family bathroom has an opaque glazed window to the rear and a three piece suite comprising an enclosed WC, a wash hand basin with storage beneath and a panelled bath with a shower screen, a fixed drench shower head and a further flexible shower head, fully tiled walls and floor. Bedroom two is a double, has a built-in wardrobe and laminate flooring. Bedroom three has a window to the front and laminate flooring.

To the second floor is a small landing housing a useful storage cupboard and giving access to the beautiful master bedroom, enjoying an abundance of natural light by virtue of a dormer window to the front and a further Velux to the rear, with wood panelling to one wall and vinyl wood flooring.

Outside

To the front of the property is off street parking for two vehicles, a 7kw car charging point and access to a storage pod with an up and over garage door. To the rear of the property are decked and paved patio entertaining areas, a wooden shed, hose, access to the store and fenced boundaries.

Tenure: Freehold

Local Authority: County Council

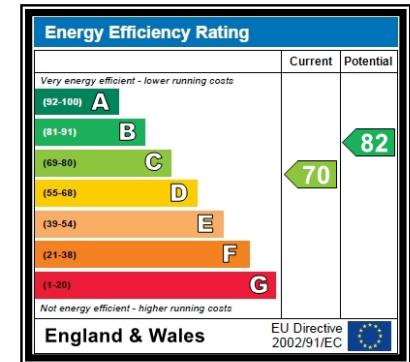
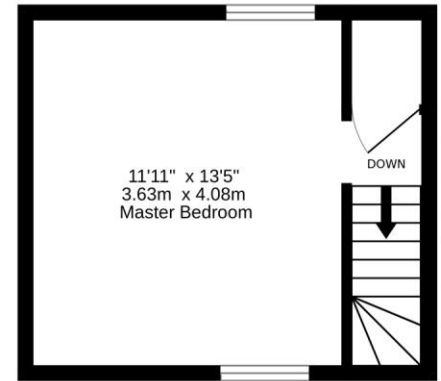
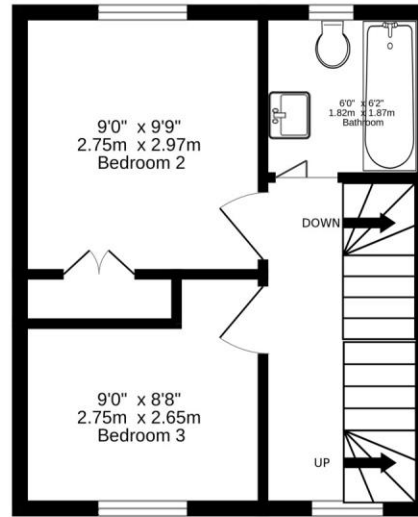
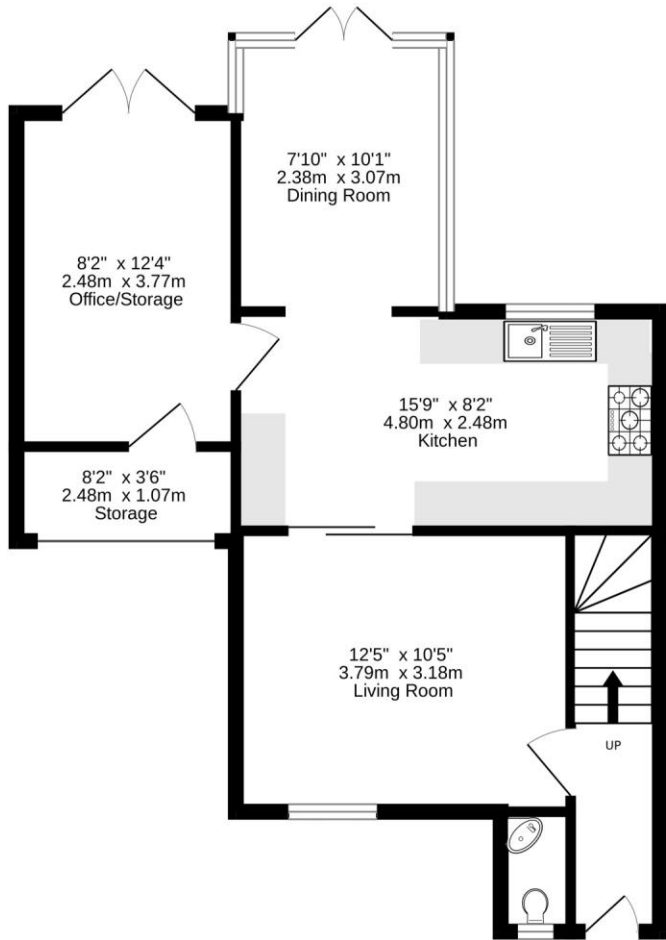
Tax Band: C

Services: Offered to the market with all mains services and gas-fired central heating.









28 Sockburn Close, Hamilton, Leicester LE5 1NR

Total Approximate Gross Internal Floor Area = 1004 SQ FT / 93 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.

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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.

