

JAMES SELICKS

34 BELLFLOWER ROAD

HAMILTON, LEICESTER
LE5 1TS



An attractive and stylishly presented three/four bedroom semi-detached family home with a stunning, recently refitted luxury bathroom and off street parking, located in this popular suburb.

Entrance hall • cloakroom • study • sitting room • kitchen • further reception room/bedroom four • first floor master bedroom • bathroom • two second floor bedrooms • shower room • off street parking • enclosed rear gardens • EPC - C

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 smart front door with canopy porch into a spacious entrance hall with Parquet style Amtico flooring, housing the return staircase to the first floor and a useful cloakroom with a two piece suite. There is a study to the front of the property with a window, Amtico flooring and inset ceiling spotlights. The lovely sitting room is light and airy, with Amtico Parquet style flooring and a large bay window to the garden with French doors set within.

The superb dining kitchen has mosaic tiled flooring throughout, a window to the front elevation and a further skylight providing natural light. There is an excellent range of sage green eye and base level units and drawers, stone effect preparation surfaces and metro tiled splashbacks, a stainless steel sink and drainer unit with mixer tap and window over. Integrated appliances include a Hotpoint oven and microwave, four-ring gas hob with stainless steel extractor unit above; there is also space and plumbing for an automatic washing machine and tumble dryer, ample space for a dining table and a uPVC door onto the patio entertaining area. Off the kitchen is a further room (bedroom four/further reception room) having laminate flooring, access to the boarded loft, a window and to the side and a uPVC door to the garden.

The first floor landing houses a cloakroom, the airing cupboard and the stairs to the second floor. The spacious master bedroom is a serene space with bamboo flooring, ample space for wardrobes and enjoys an abundance of natural light by virtue of floor to ceiling windows and French doors to a Juliet balcony. The bathroom is absolutely stunning. Just a year old, this sanctuary offers an enclosed WC and a floating wash hand basin sink with pink storage beneath, gold taps and an LED mirror above, all set on a green mosaic feature tiled wall. A freestanding slipper bath with gold freestanding taps and two opaque glazed windows over and a double walk-in shower enclosure with Crittall style glazed screens, gold sunflower and personal shower heads; there is a gold heated towel rail, non-slip grey flooring, inset ceiling spotlights and fully tiled walls.

To the second floor is a landing. Bedroom two is a double, with bamboo flooring and a bay window to the rear. Bedroom three is also a double, with a dormer window to the front and bamboo flooring. A further shower room completes the accommodation, with an enclosed WC, pedestal wash hand basin with an opaque glazed window over, a tiled and glazed shower enclosure and tiled flooring.







Outside

To the front of the property is tarmac and block paved parking for two vehicles. To the rear of the property is a large paved patio area and an astro-turf lawned area with fenced boundaries and access to bedroom four/further reception room.

Tenure: Freehold

Local Authority: Leicester City Council

Tax Band: C

Listed Status: None.

Conservation Area: None.

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

Broadband delivered to the property: Fibre, speed unknown.

Non-standard construction: Believed to be Standard

Wayleaves, Rights of Way & Covenants: None our Clients are Aware of.

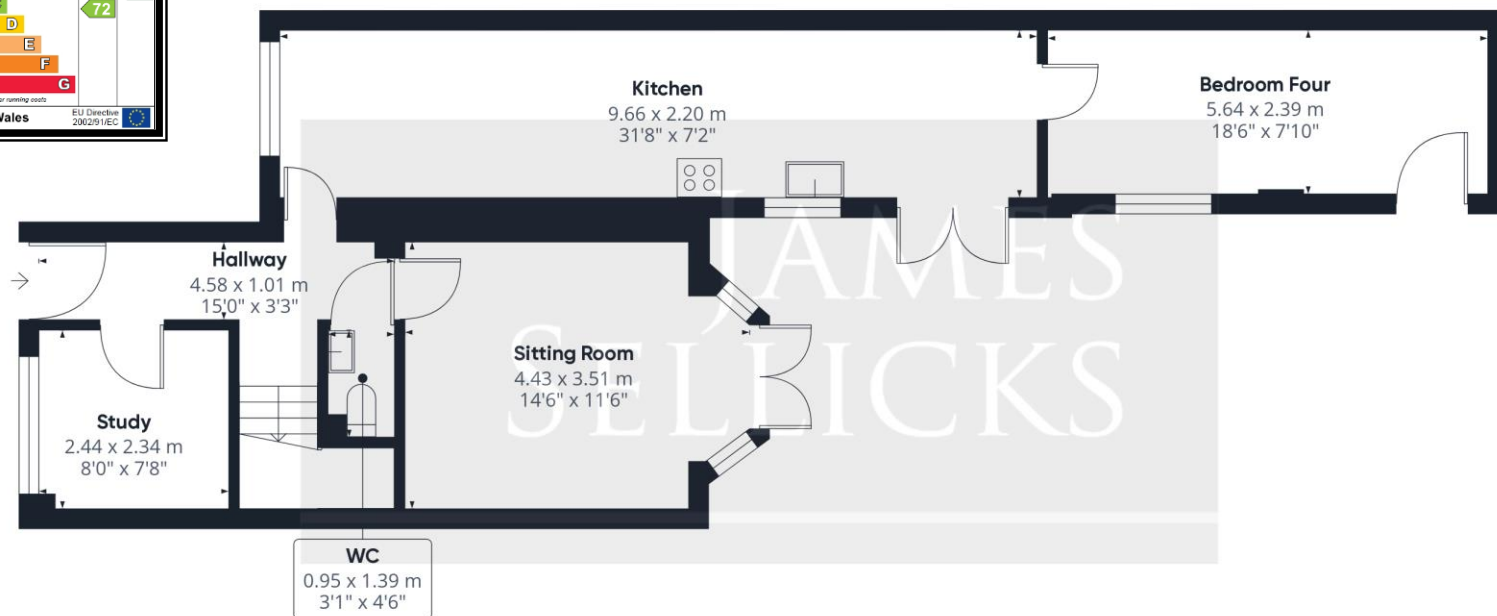
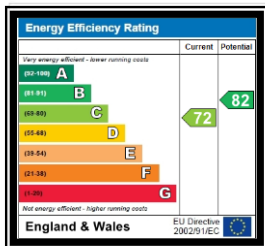
Flooding issues in the last 5 years: None our Clients are Aware of.

Accessibility: Three-storey property, no accessibility modifications made.

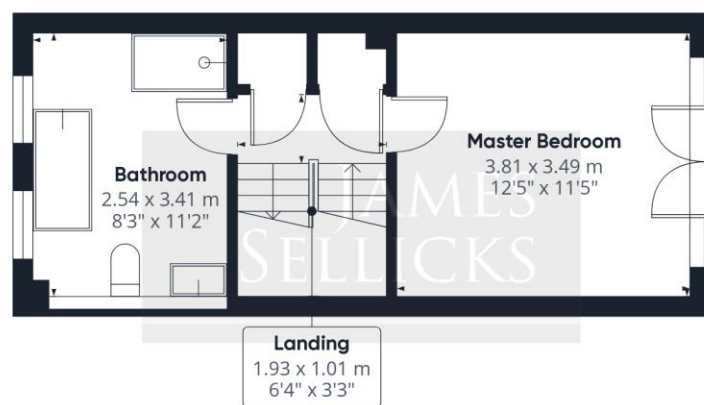
Planning issues: None our Clients are Aware of.







Floor 1



Floor 2



Floor 3



Approximate total area⁽¹⁾

116.09 m²

1249.58 ft²

Reduced headroom

1.71 m²

18.47 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

