



REZIDE
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HERITAGE WAY, HAMILTON, LEICESTER
OFFERS OVER £350,000



Rezide are delighted to present Heritage Way, an exquisite four-bedroom semi-detached family home that seamlessly blends contemporary design with luxury living. While the exterior presents a charming and elegant façade, the interior is a true masterpiece, featuring solid wood flooring, a stunning open-plan kitchen-diner with a central island, skylight, and bi-fold doors. The beautifully landscaped garden offers an exceptional outdoor entertainment space, complete with an outdoor bar, floating steps, a Jacuzzi shelter and more. This home boasts a family bathroom, three ensuite shower rooms, and breathtaking countryside views, making it a one-of-a-kind property.



Stepping inside, you'll immediately notice the high-end finishes —solid oak flooring, decorative oak wall panels, and a stunning contemporary light fitting cascading down the stairwell. To the left, Bedroom Three is a tastefully decorated space featuring lush carpets, a front-facing window, and a Jack-and-Jill bathroom. This bathroom is beautifully designed with white tiled floors and walls, a stylish decorative mirror, and frosted privacy glass. It also serves as a convenient downstairs toilet.

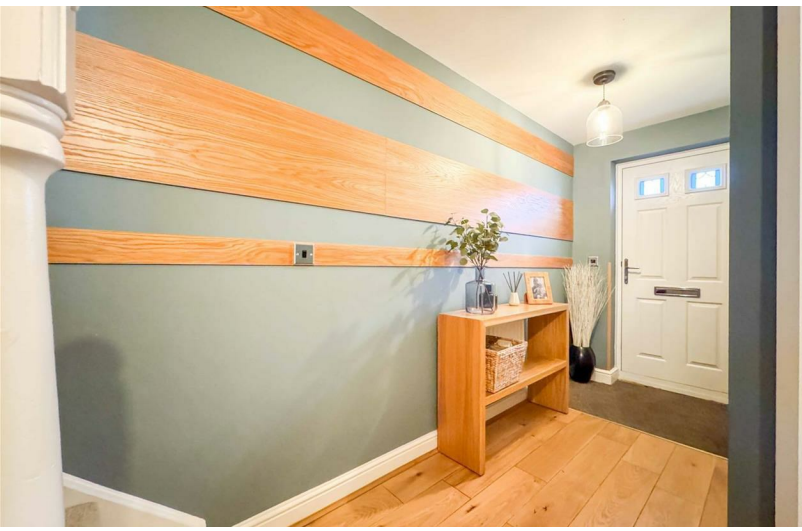
As you continue, a storage cupboard is neatly tucked under the stairs before leading into the showstopping kitchen-diner. This space is designed for modern living, with solid wood flooring, a stylish kitchen island with curved units and solid wood worktops, a five-ring gas hob, and light grey cabinetry with brushed



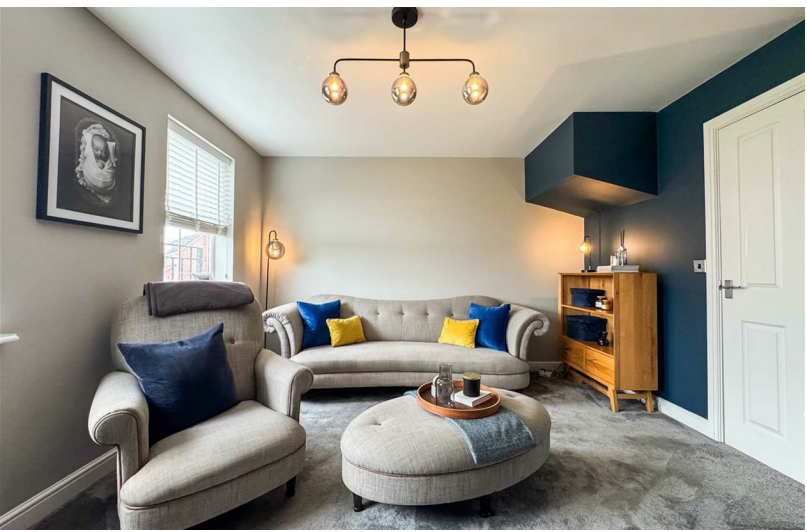




chrome handles. Integrated appliances, including a wine fridge, dishwasher, double ovens, microwave, fridge freezer, and washing machine, ensure a seamless, clutter-free aesthetic. The extended rear living space is a stunning addition, offering a versatile area for dining and relaxation. A large lantern skylight floods the room with natural light, while exposed brick panelled walls and bi-fold doors seamlessly connect the indoors with the incredibly landscaped garden.







The beautifully crafted oak wall panelling continues upstairs to a well-designed landing. To the left, the main lounge is a luxurious yet cozy retreat, featuring two large windows with panoramic countryside views, plush grey carpets, and contemporary light fittings—a perfect space for evening relaxation. Across the landing is Bedroom Four, an elegant single bedroom or snug double. This space boasts white tiled floors, a cleverly recessed wall with built-in shelving, and two rear-facing windows overlooking the garden.

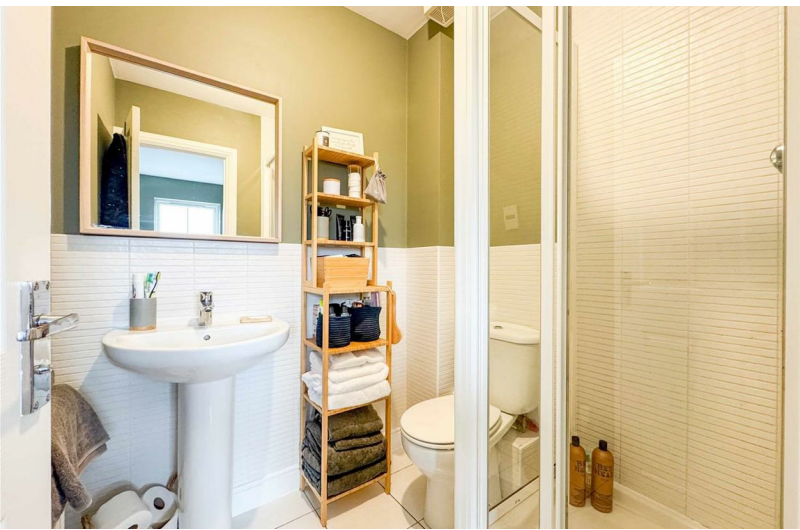




The second floor features two spacious double bedrooms, each designed with style and functionality in mind. Bedroom Two is a beautifully decorated double room with a built-in airing cupboard, soft carpeted flooring, and a rear-facing window. This room also benefits from an ensuite shower room, featuring a shower cubicle, toilet, and washbasin. The master bedroom is a truly stunning space, designed for ultimate comfort. It features dark grey panelled walls, matching fitted wardrobes, generous space for a king-size bed and additional furniture, and uninterrupted countryside views. Of course, the master bedroom also includes an elegant ensuite shower room with a shower cubicle, toilet, and washbasin.

The landscaped garden is a true work of art, thanks to the expertise of the current owners, who run a successful luxury landscaping business. The low-maintenance oasis includes floating steps, porcelain slab pathways, composite decking areas, an outdoor Jacuzzi canopy, a built-in barbecue and bar area, glass balustrade for a sleek, modern finish, and a fully fitted outdoor cabin bar with seating. For added privacy, established trees have been strategically retained, offering a secluded retreat from neighboring properties.

Located near Leicester, this property is ideal for buyers who appreciate high-end interior design, a move-in-ready home, and an unparalleled indoor and outdoor entertainment space. If you're searching for a luxurious, stylish home with breathtaking views and an exceptional outdoor area, Heritage Way could be your perfect match!













WELCOME TO

THE
BREWERS
DROOP

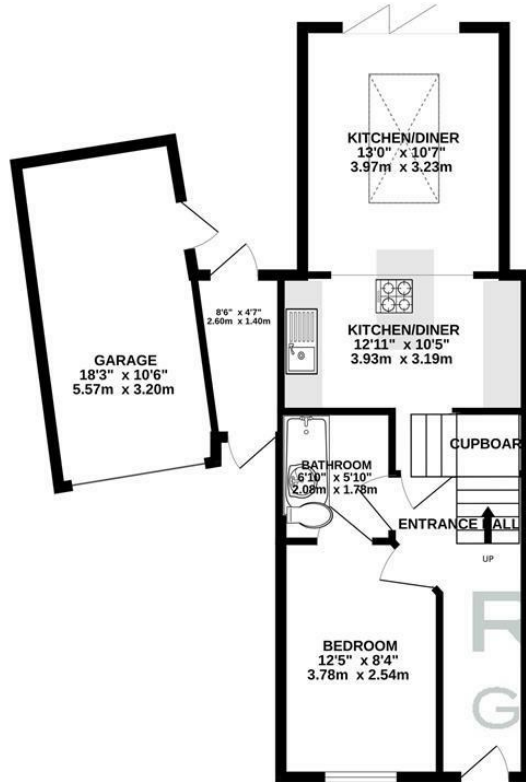
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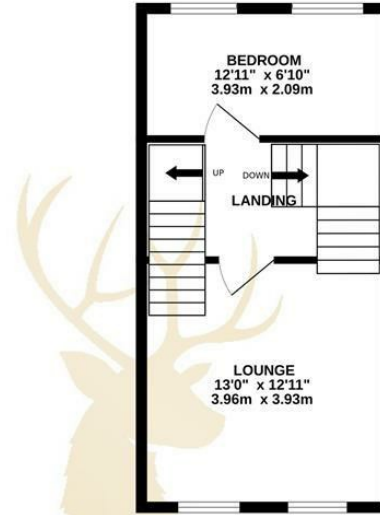
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PLOT OUTLINE FOR GUIDENCE ONLY

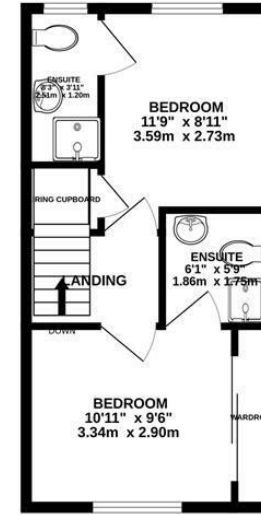
GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



2ND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



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80 HERITAGE WAY HAMILTON LEICESTER LE5 1QF

TOTAL FLOOR AREA : 1333 sq.ft. (123.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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