



## 96 Heritage Way, Leicester, LE5 1QF

SellMyHome are proud to present to market this fantastic FOUR bedroom DETACHED home located in the cul-de-sac location of Hamilton, Leicester.

The property briefly comprises a welcoming entrance hallway, living room, kitchen/dining room, downstairs W/C, utility room, understairs storage cupboard, four bedrooms; master bedroom with en-suite shower room and three piece family bathroom.

Further benefitting from double glazed windows and gas central heating. Three of the four-bedroom provides fitted wardrobes with the final bedroom offering built-in wardrobes.

### Location

The property is situated on a close with no through traffic and field views opposite. Tesco Superstore and Sainsbury Local are within close proximity with Hamilton Pharmacy and other local amenities. Also, Gateway College, A563 and Humberstone Heights Golf Course are within 10 minutes drive.

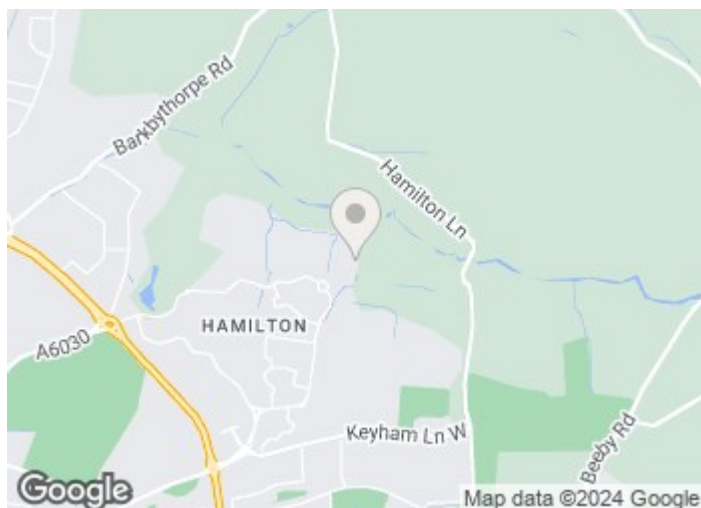
**Offers Over £375,000**

# 96 Heritage Way

Hamilton, Leicester, LE5 1QF



- FOUR BEDROOM DETACHED HOME
- FIELD VIEWS
- OFF ROAD PARKING AND SINGLE GARAGE
- GOOD BUS ROUTES, LOCAL AMENITIES AND SCHOOLS CLOSEBY
- HIGHLY SOUGHT AFTER LOCATION
- CUL-DE-SAC LOCATION



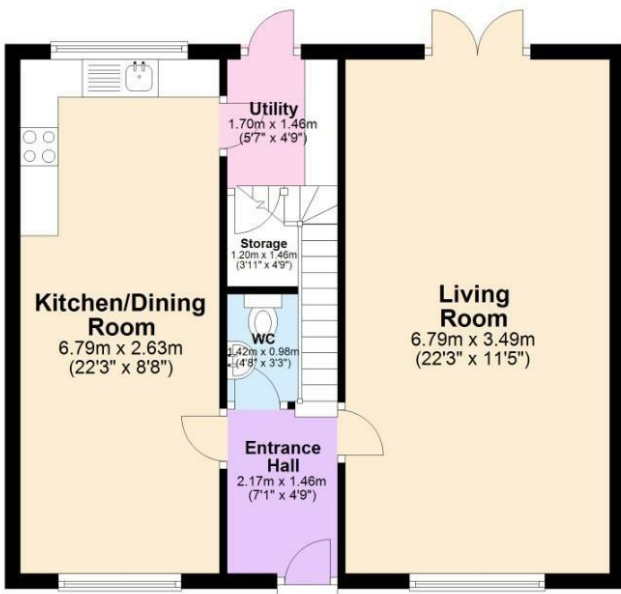
[Directions](#)



# Floor Plan

## Ground Floor

Approx. 51.9 sq. metres (558.5 sq. feet)



## First Floor

Approx. 56.4 sq. metres (607.6 sq. feet)



Total area: approx. 108.3 sq. metres (1166.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

