



Borrowby Close, Hamilton, LE5

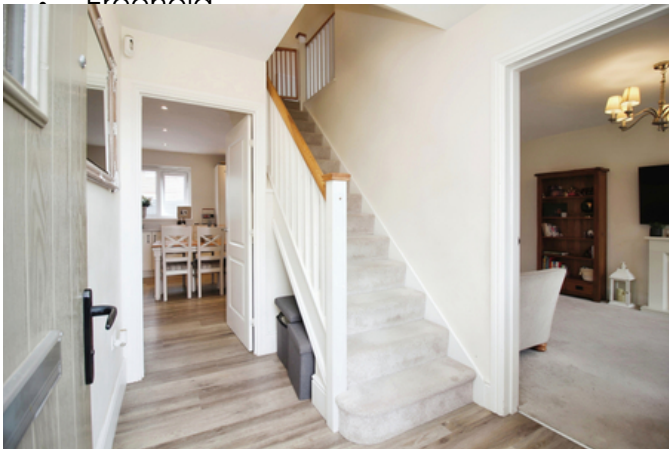


Offers over £475,000



Key Features

- Four Bedrooms (Main Bedroom With En-suite)
- Executive Detached Family Home
- Built By Reputable Builder Redrow Homes
- Still Under NHBC Warranty
- Upgrades From Standard Specification Including Amtico Flooring, Spotlights & Towel Radiators
- South Facing Rear Garden
- EPC rating A
- Freehold





Built by award winning developer Redrow, fall in love with this contemporary styled four bedroomed detached family residence nestled within the highly desired and sought-after neighbourhood of Hamilton. Having the remainder of the 10 years builders warranty, this property will be perfect for families who are looking for a low maintenance property to move straight into. Boasting specification upgrades to include Amtico flooring, spotlighting and towel radiators, the gas centrally heated and double glazed accommodation includes an entrance hall, wc, lounge, open plan living kitchen diner and utility. Upstairs you will find four bedrooms and a family bathroom, the main bedroom of which benefits from having en-suite. Occupying a tucked away cul de sac position, externally there is a driveway to the front for 2/3 cars leading to the garage, with front and rear gardens. Boasting solar panels to the roof, an internal viewing is essential.

Accommodation

Front entrance door opens into the:

Entrance Hall & Ground Floor WC

Presented with Amtico flooring, the entrance hallway gives access to the majority of the downstairs accommodation, with a staircase rising to the first floor, central heating radiator, double glazed window to the front elevation and a useful storage area under the stairs. A door leads to a contemporary WC fitted with a two piece suite comprising a WC and wash hand basin, with a double glazed window to the front elevation.

Sitting Room 5.04m x 3.62m

Enjoying an abundance of natural light provided by a double glazed window to the front elevation, the reception room is presented with carpet flooring and

neutral decor. With a central fireplace, TV point and central heating radiator.

Open Plan Living Kitchen Diner 4.80m x 7.63m

The heart of the home, a particular selling feature of the accommodation is the open plan living kitchen diner space consisting of a kitchen, comfortable sitting area and space for formal dining. This area of the home is perfect for families and those occasions when entertaining. The kitchen area features a range of contemporary wall mounted and base units with complementary work surfaces over, matching splashbacks and soft closing drawers. Features include a built in 'AEG' double oven, hob with extraction hood above, inset 1.5 sink and drainer with mixer tap, integrated fridge freezer and dishwasher. With Amtico flooring, two central heating radiators, spotlighting, useful storage cupboard, double glazed rear elevation window with made to measure shutter blinds and french doors with made to measure shutter blinds opening out into the garden. A door leads to the:

Utility Room 1.86m x 1.74m

Providing further storage and space for two appliances, with a central heating radiator and a side access door.

First Floor Landing

Giving access to the bedrooms and bathroom, with carpet flooring and a hatch to the insulated loft space.

Main Bedroom 4.73m max x 3.61m

The principal bedroom is a larger than normal double room offering a double glazed window overlooking the cul de sac, built in wardrobes, carpet flooring and a central heating radiator. A door leads to the:

En-suite Shower Room 1.27m x 2.53m

Fitted with a modern three piece suite comprising a shower enclosure, wash hand basin and wc, with a heated towel rail, shaver point and a double glazed window to the side elevation.

Bedroom Two 3.92m x 3.30m

A second larger than normal double room presented with neutral decor and offering a double glazed





window, carpet flooring and a central heating radiator.

Bedroom Three 3.37m x 2.87m max

A third double room offering a double glazed rear elevation window, carpet flooring and a central heating radiator.

Bedroom Four 2.29m x 2.77m

A fourth double room offering a double glazed window to the rear elevation, carpet flooring and a central heating radiator.

Family Bathroom 3.41m x 1.79m

Fitted with a modern three piece suite comprising a bath with shower over, screen and complementary tiling, wash hand basin and wc, with a double glazed window to the side elevation and a built in cupboard.

Outside

Occupying a family friendly cul de sac location, the plot offers a lawned front garden with a driveway providing off road parking and giving access to the detached garage measuring 5.63m x 2.95m and boasting light and power. Gated access leads to a mainly laid to lawn garden south facing garden with fencing to boundaries and a patio area adjacent to the accommodation ideal for outdoor entertaining.

Tenure & Council Tax

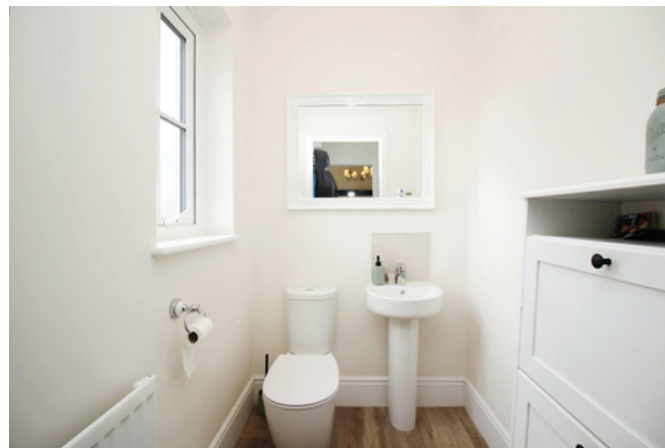
We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a



mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

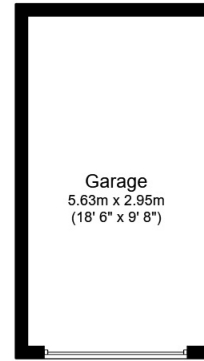
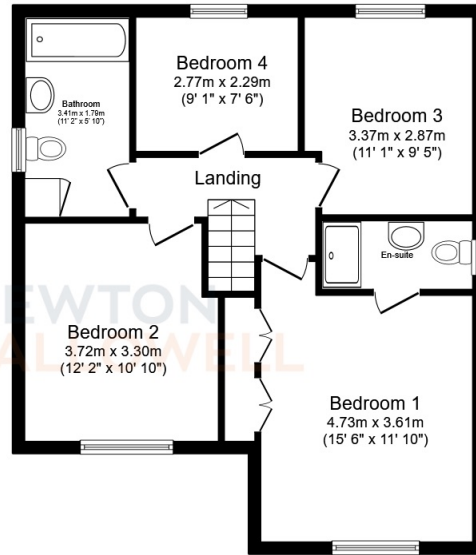
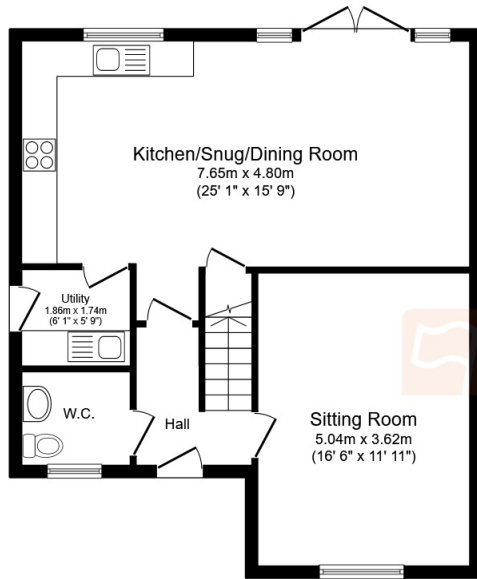
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Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







TOTAL: 139.7 m² (1,504 sq.ft.)

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