



67 Thornborough Way  
Hamilton, Leicester, LE5 1AX

Guide price £500,000



## Brief Description

This FANTASTIC and WELL-PRESENTED detached family home offering a WEALTH OF SPACE AND CONTEMPORARY ACCOMMODATION over three floors with FIVE DOUBLE BEDROOMS located in the highly sought after Hamilton area of Leicester making this the perfect home for any large family!

As you step inside this lovely home you are met with an welcoming entrance hallway which gives immediate access to the spacious living room, separate dining room and fitted kitchen diner with a separate utility room and ground floor WC.

The living room is a FANTASTIC SIZE measuring over 22 feet with dual aspect windows and FRENCH DOORS leading onto the rear garden. The MODERN KITCHEN diner offers a range of cream wall and base units with wood effect worktop and further benefits from integrated appliances including oven, four ring gas hob, dishwasher and fridge-freezer. A separate utility room with matching wall and base units along with plumbing for washing machine and access to the DOWNSTAIRS WC and door out onto the rear garden. A secondary reception room is also located on the ground floor which was previously used as a dining room.

Stairs rise to first floor landing with doors leading off to three of the bedrooms. The MASTER BEDROOM is a great size and benefits from a dressing area with and a rang of FITTED WARDROBES along with a contemporary three-piece ENSUITE. Two further double bedrooms, one with FITTED WARDROBES conclude this floor along with a MODERN 4 PIECE BATHROOM, complete with shower, bath, wash hand basin and a dual flush WC.

On the SECOND FLOOR, you will find a further two DOUBLE bedrooms with a Jack and Jill en-suite complete with shower, wash basin and dual flush WC.

Externally the property continues to impress with a LOVELY sized SOUTH FACING REAR GARDEN which is mainly laid to lawn over two levels and patio area. To the front of the property is landscaped with a driveway providing OFF ROAD PARKING and leading to the DOUBLE GARAGE which has light and power supply.





## ON THE GROUND FLOOR

Entrance Hall

Lounge  
11'7" x 21'10" (3.53m x 6.65m)

Dining Room  
9'7" x 10'8" (2.92m x 3.25m)

Kitchen  
13'2" x 10'10" (4.01m x 3.30m)

Utility Room  
5'9" x 5'5" (1.75m x 1.65m)

Ground Floor WC

## ON THE FIRST FLOOR

Master Bedroom  
11'8" x 13'7" (3.56m x 4.14m)

Landing

Dressing Room

En-Suite  
5'6" x 8'8" (1.68m x 2.64m)

Bedroom Four  
9'7" x 10'0" (2.92m x 3.05m)

Bedroom Five  
9'9" x 8'8" (2.97m x 2.64m)

4Pc Family Bathroom  
9'6" x 9'2" (2.90m x 2.79m)

## ON THE SECOND FLOOR

Galleried Landing / Office

Bedroom Two  
11'7" x 22'6" (3.53m x 6.86m)

Jack 'n' Jill En-Suite

Bedroom Three  
9'7" x 22'6" (2.92m x 6.86m)

## ON THE OUTSIDE

South Facing Rear Garden

Front Garden

Driveway

Double Garage





## Floor Plan



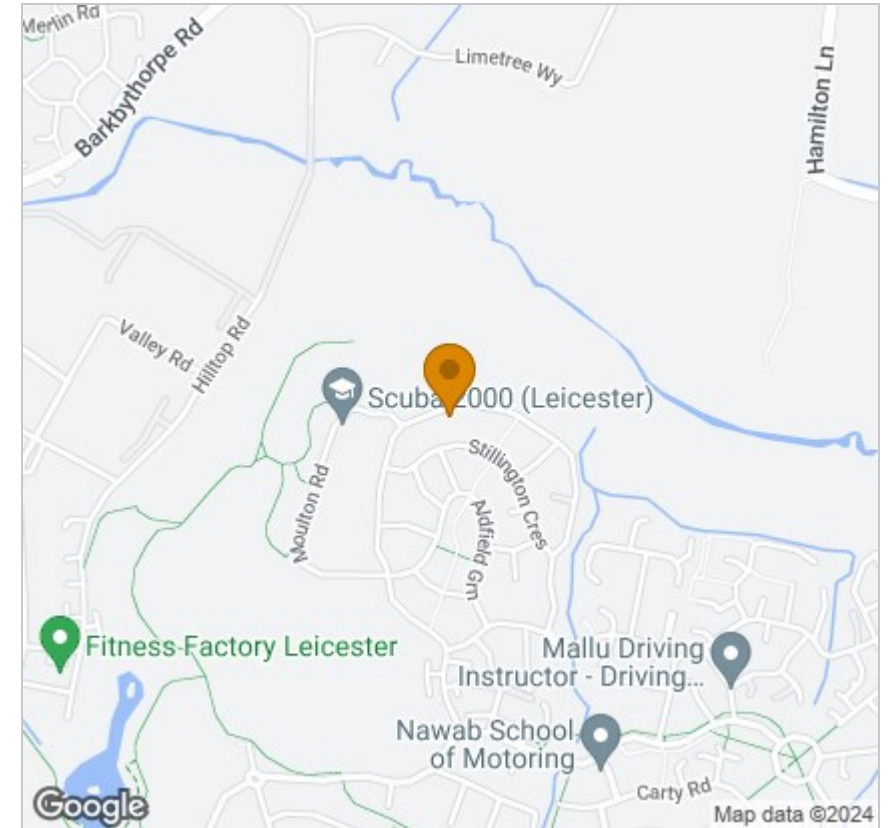
## Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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2-4 North Street, Whitwick, Coalville, Leicestershire, LE67 5HA  
Tel: 01530 682886 Email: sales@maynardestates.co.uk maynardestates.co.uk

## Area Map



## Energy Efficiency Graph

