



Coltsfoot Road, Hamilton

Creightons Estate Agents are delighted to present this spacious four-bedroom detached home on Coltsfoot Road, nestled in the sought-after Hamilton area of Leicester. Ideally located within easy reach of local amenities, including Sainsbury's, Tesco, and Aldi, as well as schools, places of worship, and excellent transport links, this property offers both convenience and comfort. From the moment you arrive, the home makes a striking impression with its white-trimmed, steeply gabled pitched roof, an architectural style that blends traditional charm with modern appeal. Internally, the accommodation is generous and well laid out, making it an ideal choice for families or those seeking extra space.

KEY FEATURES

- Detached brick built property
- 4 Spacious bedrooms
- Spacious open plan living/ dining
- Ground floor w.c.
- Converted garage
- Landscaped, easily maintained gardens to front and rear
- Early viewing essential

LOCATION

Nestled in the northeast of Leicester, Hamilton offers a blend of suburban calm with easy access to city amenities. The area is known for its well-kept parks, family-friendly vibe, and relatively new housing developments, making it ideal for both young professionals and growing families. With good transport links, local schools, and nearby shopping options, residents enjoy convenience without sacrificing tranquillity. The community is welcoming and diverse, and many locals appreciate the safe, pleasant environment and green spaces that surround them.







GROUND FLOOR

Upon entering the property, you're welcomed into a central hallway that provides access to both the spacious open-plan living/dining room on the left and a versatile converted garage space on the right, along with a convenient ground floor W.C. The W.C. is fitted with a white low-level toilet and wall-mounted hand basin, complemented by practical wood-effect flooring and part-tiled walls for easy maintenance. The generously sized converted garage offers excellent flexibility, ideal as an additional reception room, home office, or even a ground-floor bedroom. It features neutral décor and a large front-facing window that floods the space with natural light. The open-plan living/dining room is both bright and inviting, with wood flooring, a feature fireplace, and an open staircase leading to the first floor. There's useful under-stairs storage, a front-facing window, and patio doors that open onto the rear garden. A doorway leads through to the kitchen. Situated at the rear of the property, the kitchen enjoys a pleasant outlook over the garden. It's fitted with a range of oak shaker-style base units, a stylish tiled splashback, dark tiled flooring, and coordinating dark worktops for a cohesive, modern look. There's ample space for appliances, including an integrated oven, gas hob, and extractor fan. The boiler is also housed here, and a rear door provides direct access to the garden.

FIRST FLOOR

The first-floor landing provides access to four well-proportioned bedrooms, a useful storage cupboard, loft access, and the family bathroom. Bedroom One is a spacious double featuring fitted storage and a private en-suite bathroom. The en-suite includes a white corner bath, low-level W.C., and pedestal wash hand basin, complemented by a tiled floor and full-height mosaic tiling, with a window providing natural light. Bedrooms Two and Three are both generous doubles, one of which benefits from built-in storage. Bedroom Four is a comfortable single, offering flexibility as a child's room, home office, or guest bedroom. The family bathroom is finished in a modern style, with full-height tiling and a white L-shaped bath with shower over and glass screen. A matching W.C. and wash hand basin complete the suite.

OUTSIDE

To the front of the property, a generous block-paved driveway provides convenient off-road parking and requires minimal maintenance. There is also side access leading to the rear garden. At the back, the neatly maintained lawn is bordered by paved walkways, creating a structured and inviting space, ideal for relaxing or entertaining. A practical garden shed sits at the far end, offering useful storage for tools and outdoor equipment.





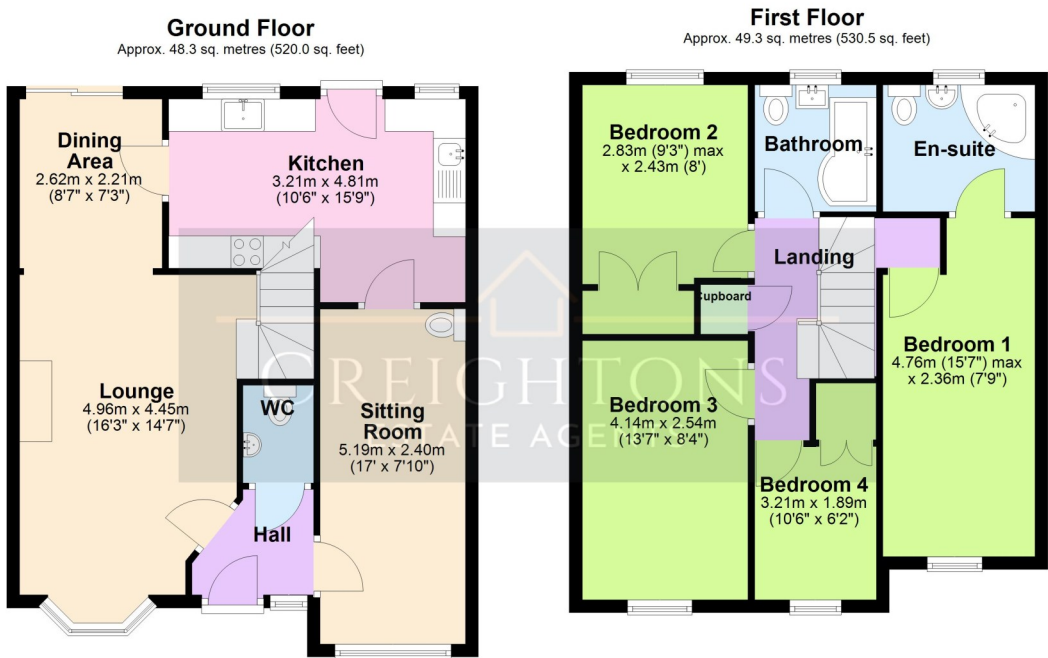
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SERVICES

All mains services are available and connected.

COUNCIL

Leicester City Council. Council tax band D.



Total area: approx. 97.6 sq. metres (1050.5 sq. feet)
Floor plans are not to scale and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose.
Plan produced using PlanUp.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

DISCLAIMER

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Creightons Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.





