

for sale

offers over **£325,000**



Sandhills Avenue Hamilton Leicester LE5 1PL

A modern, beautifully presented, four/five bedroom town with accommodation laid out over three floors which also includes a kitchen/diner opening onto a balcony and three bathrooms. Outside is a low maintenance rear garden and a garage situated in a separate block.

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Entrance Hall

Door to the front, stairs to the first floor, storage cupboard, additional understairs cupboard and radiator.

Bedroom Two

11' 10" x 9' 8" (3.61m x 2.95m)

Double glazed window to the front, fitted wardrobe, radiator, t.v. point and door to the shower room.

Shower Room

Jack & Jill doors from the hallway and bedroom, shower cubicle, wash hand basin, w.c., extractor fan, shaver point and radiator.

Utility Room

7' 8" x 6' 6" (2.34m x 1.98m)

Fitted wall and base units, sink and drainer, worktop, central heating boiler, radiator and door to the rear garden.

Living Room / Bedroom Five

11' 1" x 9' 1" (3.38m x 2.77m)

Double glazed French doors to the rear garden, radiator and t.v. point. This is currently used as a bedroom but could alternatively be used as a second living room.

First Floor Landing

With radiator.

Lounge

17' 1" max x 16' 1" max (5.21m max x 4.90m max)

Double glazed window to the front and double glazed French doors opening onto a Juliet balcony, electric fireplace, two radiators, t.v. point and telephone point.

Kitchen/ Diner

16' 1" max x 11' (4.90m max x 3.35m)

Fitted with push close wall and base units, laminate worktops, sink and drainer, electric oven and hob with stainless steel cooker hood, integrated dishwasher, fridge and freezer, extractor fan, USB sockets, t.v. point, plinth heater, space for dining table, double glazed window to the rear and double glazed French doors opening onto a balcony.

Balcony

Overlooking the rear garden with space for a small table and chairs.



Second Floor Landing

With loft access and airing cupboard.

Bedroom One

11' 5" x 11' 2" max (3.48m x 3.40m max)

Double glazed window to the front, fitted wardrobes, radiator, t.v. point and door to the en-suite.

En-Suite

Shower cubicle, wash hand basin, w.c., extractor fan, shaver point, radiator and double glazed window to the front.

Bedroom Three

11' 10" x 8' 6" (3.61m x 2.59m)

Double glazed window to the rear, radiator and t.v. point.

Bedroom Four

8' x 7' 5" (2.44m x 2.26m)

Double glazed window to the rear, radiator and t.v. point.

Outside

To the rear is a low maintenance garden with a patio area, outside tap and steps down to an artificial lawn.

Garage

Situated in a separate block with up and over door, power and light. There is also an allocated parking space.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref: LTR319602 - 0002

Tenure: Freehold

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