



**Connells**

Laverton Road  
Hamilton Leicester



## Property Description

A beautifully presented four bedroom detached family home situated in a highly sought after part of Leicester. Within easy walking distance to schools, local amenities and easy access to the A47. The modern accommodation comprises of a large entrance hall, large lounge, studio/office, kitchen/dining room which leads to a utility and downstairs WC. To the first floor there is four bedrooms, one with ensuite and a family bathroom. Outside there is ample off road parking to the front and a lawn garden to the rear.

### \*agents Note\*

Leicester City Council grants planning permission for the construction of single storey extension at rear of house. Please ask agent for further details.

## Entrance Hall

Leading from the front door with access to all ground floor rooms and the stairs to the first floor.

## Lounge

16' 1" x 10' 11" ( 4.90m x 3.33m )

Double glazed window to the front, electric fire, radiator and carpeted throughout.

## Kitchen/dining Room

18' 5" x 10' 4" ( 5.61m x 3.15m )

Double glazed window to the rear with french

doors leading out, spotlights, wall and base units with built in appliances, vertical radiator and sink with mixer tap. leading through to the utility room.

## Utility Room

6' 4" x 4' 10" ( 1.93m x 1.47m )

Laminate flooring, space for washing machine, sink with mixer tap with a door leading to the garden.

## W.C

Double glazed to the side, WC, sink with mixer tap and radiator.

## Studio/office

10' 8" x 8' 9" ( 3.25m x 2.67m )

Laminate flooring and sound proofing within the walls.

## Landing

Access to all rooms in the first floor and large storage cupboard.

## Bedroom One

14' 4" x 10' 3" ( 4.37m x 3.12m )

Double glazed window to the front, built in wardrobes, radiator, carpeted throughout and access to the ensuite.

## Ensuite (bedroom One)

Laminate flooring, double glazed window to

the front, shower, WC and sink with mixer tap.

### Bedroom Two

12' 3" x 10' 4" ( 3.73m x 3.15m )

Double glazed window to the rear, radiator and carpeted throughout.

### Bedroom Three

10' 10" x 6' 8" ( 3.30m x 2.03m )

Double glazed window to the rear, radiator and carpeted throughout.

### Bedroom Four

10' 2" x 10' ( 3.10m x 3.05m )

Double glazed window to the front, radiator and carpeted.

### Family Bathroom

Double glazed window to the rear, WC, sink, bath with shower, tiled in splash areas and laminate flooring throughout.

### Outside

To the front of the property there is a large driveway offering off road parking. To the rear there is a large lawn garden with small decked area at the back.

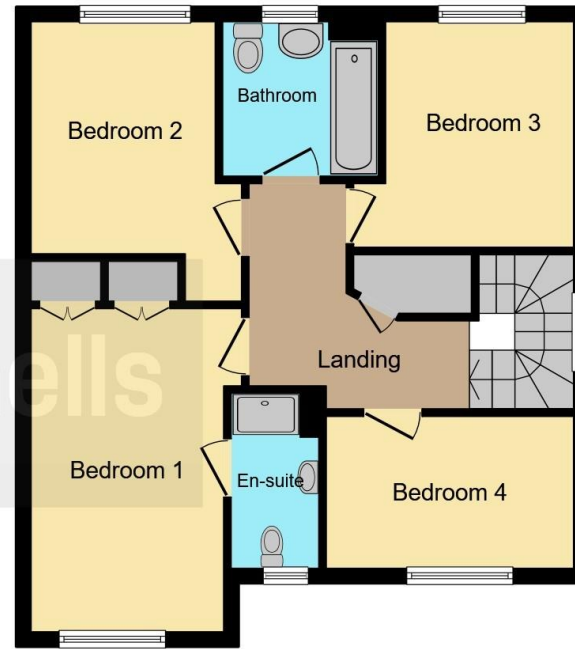








**Ground Floor**



**First Floor**

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.

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR320923](http://connells.co.uk/Property/LTR320923)**



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Property Ref: LTR320923 - 0007