



Connells

Farnley Road
Hamilton Leicester



Property Description

The property is situated in Hamilton, a very popular area within the LE5 postcode. It is an ideal location that has many schools and amenities close by such as Nether Hall School and Kestrels Field Primary School. The accommodation also has good access to the City Centre and the surrounding areas such as Scraftoft and Humberstone.

Entrance Hall

An Entrance Hall with a radiator and laminate flooring

Wc

5' x 6' 2" (1.52m x 1.88m)

A downstairs toilet with a sink, radiator and lino

Dining Room/kitchen

15' 8" x 20' 5" (4.78m x 6.22m)

A modern Kitchen/Dining Room with an electric oven, draws for storage, lino, sink and a patio door

Lounge

11' 9" x 16' 7" (3.58m x 5.05m)

A good sized lounge with a carpet, window and blinds

First Floor

Landing

A spacious landing with a radiator, storage and a boiler

Bedroom One

14' 11" x 10' 9" (4.55m x 3.28m)

A double bedroom with a bay window, carpet and a radiator

En Suite

4' 9" x 8' 6" (1.45m x 2.59m)

An En Suite with a shower, toilet, sink, radiator, window and lino

Bedroom Two

10' 8" x 12' 8" (3.25m x 3.86m)

A double bedroom with a carpet, radiator and a window

Bedroom Three

10' 1" x 8' 5" (3.07m x 2.57m)

A double bedroom with a carpet, radiator and a window

Bedroom Four

9' 4" x 8' 5" (2.84m x 2.57m)

A single bedroom with a radiator, carpet and a window

Bathroom

6' 1" x 6' 9" (1.85m x 2.06m)

A Bathroom with a sink, toilet, radiator, lino, shower and a bath

Outbuilding

9' 7" x 18' 2" (2.92m x 5.54m)

A good sized garage









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

view this property online connells.co.uk/Property/LTR321476

Tenure: Freehold



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