



Connells

Guestwick Green  
Hamilton Leicester



## Property Description

Located in a quite, popular Hamilton area of Leicester. This four bedrooms family property being within walking distance of local schools, shops and amenities with excellent road links to surrounding villages and Leicester City Centre.

The ground floor provides a spacious front lounge and separate dining room as well as an open plan kitchen room.

Also having an office/study room.

The first floor provides master bedroom with en-suite, three further bedrooms and family bathroom.

Outside area having a garage with driveway to the front (for three to four vehicles), the side gate leads to a spacious rear garden having patio area, raised decking, fenced boundaries and shed storage.

## Hallway

3' 3" narrowing to x 5' 1" ( 0.99m narrowing to x 1.55m )

Laminate flooring, central heating radiator, stairs to first floor and access to all rooms

## Lounge

5' 2" narrowing to x 2' 6" ( 1.57m narrowing to x 0.76m )

Laminate flooring, 2 radiators, gas fireplace, opening to dining room and double glazed window to the front aspect

## Dining Room

2' 9" narrowing to x 3' 6" ( 0.84m narrowing to x 1.07m )

Laminate flooring, central heating radiator, patio doors to the rear garden

## Study/office

2' 2" narrowing to x 2' 8" ( 0.66m narrowing to x 0.81m )

Laminate flooring, central heating radiator, double glazed window to the rear garden

## Kitchen

4' 7" narrowing to x 4' 8" ( 1.40m narrowing to x 1.42m )

Having base and wall mounted storage cupboards, gas hob with oven beneath, plumbing for dishwasher, sink and drainer unit, laminate flooring, part tiled walls, two double glazed windows to the rear garden, central heating radiator, central island/breakfast bar, space for fridge/freezer, access to utility

## Utility

2' 2" narrowing to x 2' 3" ( 0.66m narrowing to x 0.69m )

Laminate flooring, worktop space, plumbing for washing machine, sink and drainer unit, boiler and double glazed window to the front side

## Bedroom 1

3' 4" narrowing to x 4' 4" ( 1.02m narrowing to x 1.32m )

Having carpet flooring, central heating radiator, fitted wardrobe storage, door to en-suite

### En-Suite

1' 6" narrowing to x 1' 9" ( 0.46m narrowing to x 0.53m )

Corner shower, low level flush w/c, hand wash basin, vinyl flooring, central heating radiator, extractor fan, double glazed window to the front side

### Bedroom 2

3' 1" narrowing to x 3' 5" ( 0.94m narrowing to x 1.04m )

Having carpet flooring, central heating radiator, double glazed window to the rear garden

### Bedroom 3

2' 2" narrowing to x 2' 8" ( 0.66m narrowing to x 0.81m )

Having carpet flooring, central heating radiator, double glazed window to the rear garden

### Bedroom 4

2' 1" narrowing to x 3' 2" ( 0.64m narrowing to x 0.97m )

Double glazed window to the rear garden, carpet flooring and central heating radiator

### Bathroom

2' 2" narrowing to x 1' 9" ( 0.66m narrowing to x 0.53m )

Bath with shower over having bi-fold screenlow, low level flush w/c, hand wash basin, tiled floor and part tiled walls, extractor fan, central heating radiator and double glazed window to the front

### Garage

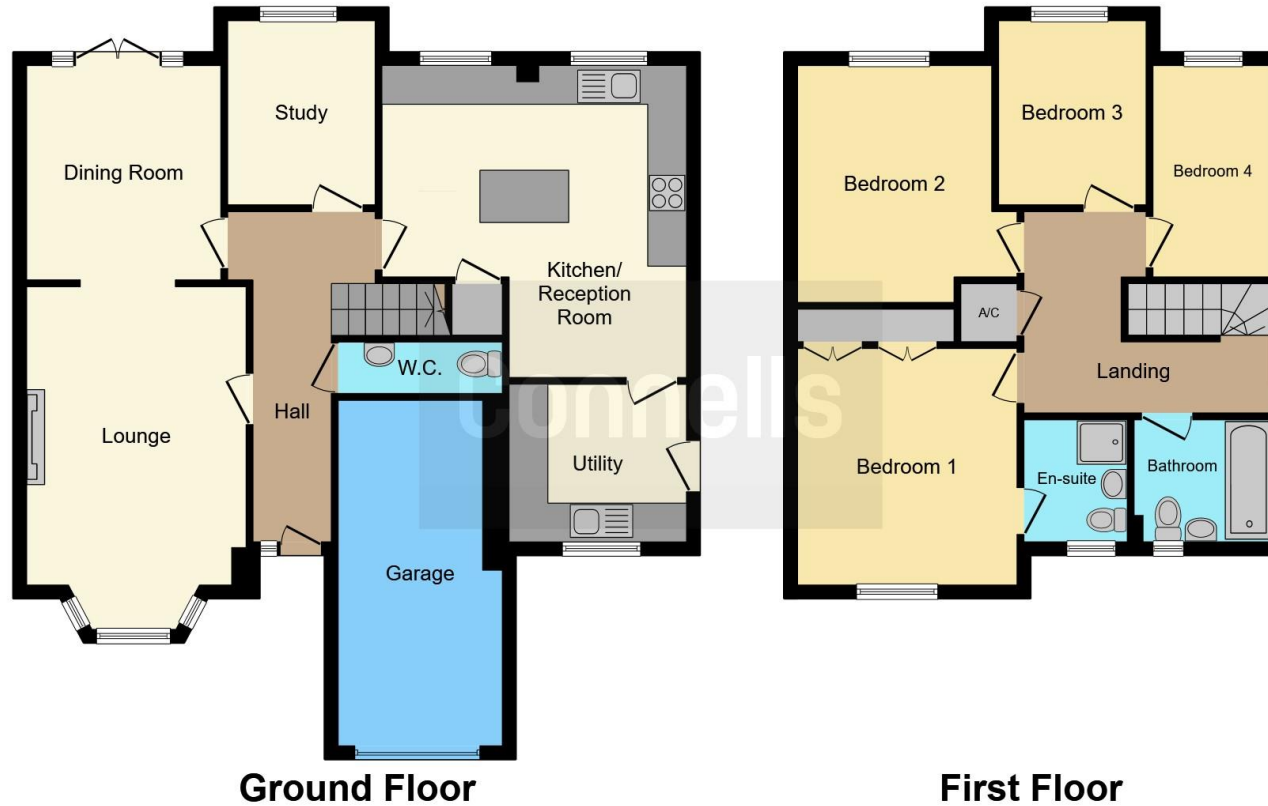
2' 6" narrowing to x 5' 2" ( 0.76m narrowing to x 1.57m )

Single garage having up and over door to the front, lighting and power sockets









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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**EPC Rating: D**

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Tenure: Freehold



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