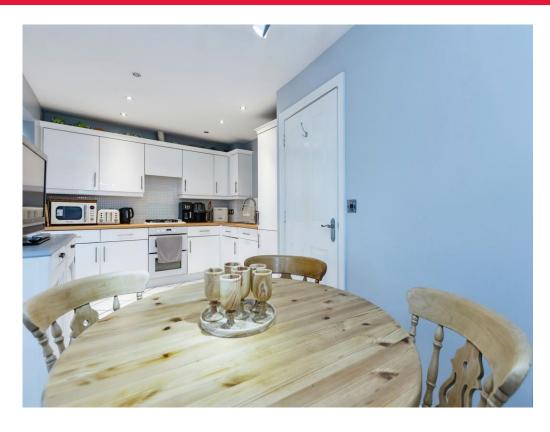


Connells

Hamilton Circle Hamilton Leicester







### **Property Description**

Hamilton Circle is located in close proximity to top local schools such as Kestrel Mead Primary Academy Infant and Junior, Avanti Fields, and Hope Hamilton Church of England Primary School.

There are amenities in walking distance including Hamilton Tesco Superstore, as well as excellent transport links with easy access to the motorway, and bus routes direct to Leicester City Centre.

As you enter into the property there is large and spacious hallway which is leading to the living room, the fourth bedroom which is currently being utilised as a home office, a utility room and a downstairs w/c.

The first floor provides a spacious lounge room, as well as a modern kitchen-diner with integrated appliances.

The second floor briefly comprises three further bedrooms (master with en-suite) and a family bathroom.

Externally this property offers a paved rear garden and also benefits from a garage & off road parking.

#### **Ground Floor**

### Hallway

Having an access to all the rooms, radiators & under stairs storage

#### Office Room

Having a radiator & window to the front aspect

#### **Living Room**

Fitted with laminate flooring, radiator & patio door to the rear garden

### **Utility Room**

Fitted with a range of base units, sink unit, plumbing for a washing & dryer machine, access to the rear garden

#### **Downstairs Toilet**

Having a w/c & wash hand basin

#### First Floor

## **Lounge Room**

Having double door, laminate flooring, ornamental fireplace, radiators, window & juliet balcony to the rear aspect

### Kitchen/Dining Room

Having a range of wall and base units, sink unit, radiator & window to the front

#### **Second Floor**

#### **Bedroom 1**

Having a laminate flooring, radiator, fitted wardrobe, window to the rear & access to the en-suite

## **En-Suite**

Having a cubical shower, w/c & wash hand basin

#### Bedroom 2

Having a laminate flooring, radiator, fitted wardrobe & window to the front

#### Bedroom 3

Having a laminate flooring, radiator & window to the rear

#### **Bathroom**

Having a bath with a shower over, w/c & wash hand basin

# Garage

14.2 sq. m.









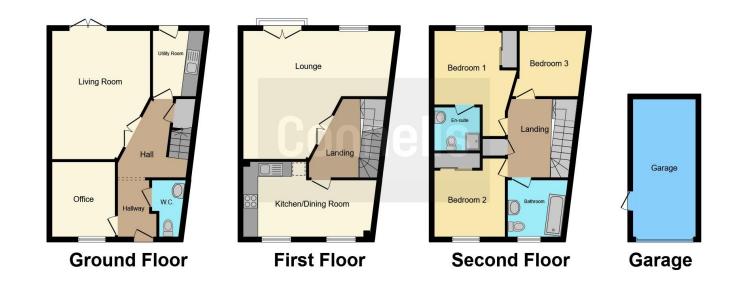








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This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability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

To view this property please contact Connells on

T 0116 262 0022 E leicester@connells.co.uk

22-24 Halford Street LEICESTER LE1 1JB

view this property online connells.co.uk/Property/LTR321961

EPC Rating: C



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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