



Connells

Hamilton Circle
Hamilton Leicester

Hamilton Circle Hamilton Leicester LE5 1UT

for sale offers over
£340,000



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.









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: C

view this property online [connells.co.uk/Property/LTR321961](https://www.connells.co.uk/Property/LTR321961)

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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Property Ref: LTR321961 - 0004