



Connells

Guestwick Green
Hamilton Leicester



Property Description

Nicely presented and well-proportioned accommodation throughout being ideal for those looking to upsize within the popular Hamilton area of Leicester LE5. Being within walking distance of local schools, shops and amenities with excellent road links to surrounding villages and Leicester City Centre.

The accommodation briefly comprises hallway entrance leading to a front lounge and adjoining dining room, kitchen with under stairs storage & downstairs toilet.

The first floor having two double bedroom & one cosy single bedroom with family bathroom as well as an en-suite with master bedroom.

Outside there is a single garage with driveway to the front, the side gate leads to a well-sized rear garden having patio and lawn space.

Ground Floor

Hallway

6' 3" x 5' 7" (1.91m x 1.70m)

Lounge

10' 1" x 12' 5" (3.07m x 3.78m)

Having a laminate flooring, radiators, ornamental fire place & bay window to the front

Dining Room

10' 1" x 9' 3" (3.07m x 2.82m)

Having a laminate flooring, radiators & patio door to the rear garden

Kitchen

8' 9" x 16' 7" (2.67m x 5.05m)

Having a range of wall and base units, built in oven/hob, plumbing for dishwasher, access to the under stairs storage, window to the rear aspect & door to the side

Downstairs Toilet

2' 2" x 5' 7" (0.66m x 1.70m)

Having a wash hand basin, toilet & radiator

First Floor

Bedroom 1

10' 4" x 13' 4" (3.15m x 4.06m)

Having a carpet floor, built in wardrobe, radiator, access to the en-suite & window to the front

En-Suite

9' 1" x 5' 5" (2.77m x 1.65m)

Having a cubical shower, hand wash basin, toilet, radiators & window to the front

Bedroom 2

10' 1" x 8' 7" (3.07m x 2.62m)

Having a carpet floor, radiator & window to the rear garden

Bedroom 3

9' 2" x 7' 2" (2.79m x 2.18m)

Having a carpet floor, radiator & window to the rear garden

Bathroom

5' 6" x 8' 5" (1.68m x 2.57m)

Having a bath with shower over, hand wash basin, toilet, radiator & window to the rear

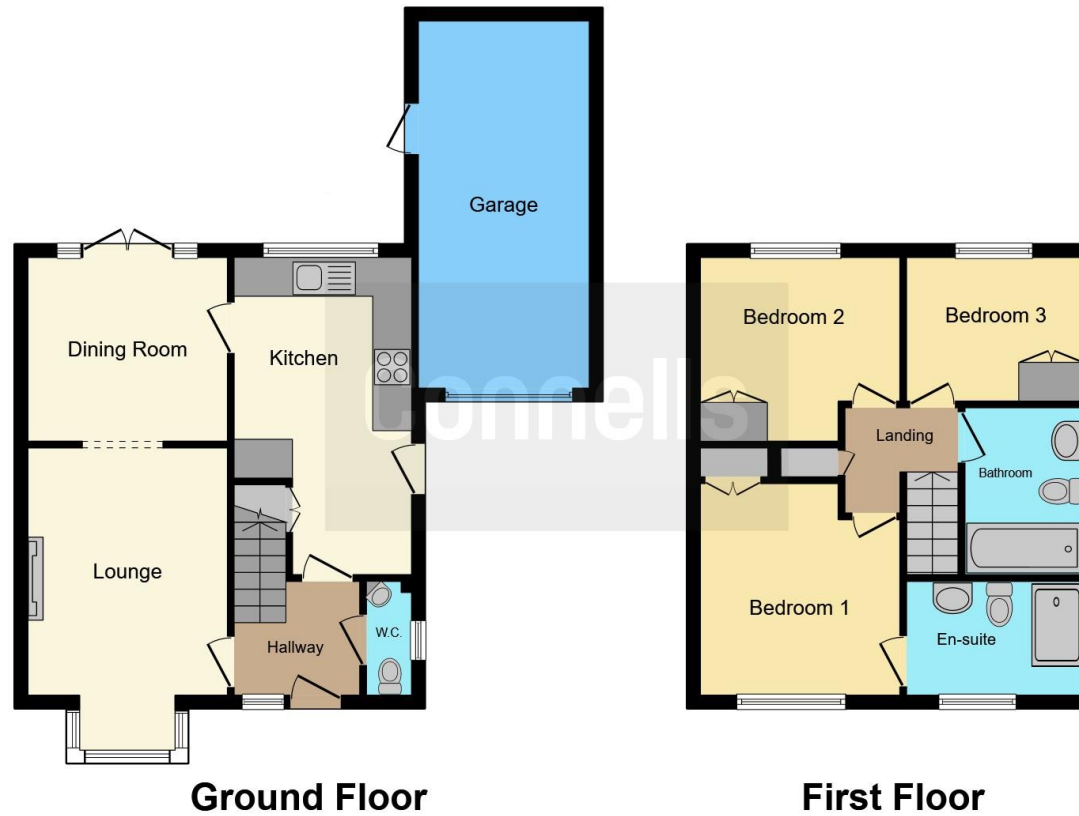
Garage

14. 9 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.

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EPC Rating: C

view this property online connells.co.uk/Property/LTR322128

Tenure: Freehold



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Property Ref: LTR322128 - 0004