



**Connells**

Hanworth Close  
Hamilton Leicester



## Property Description

A well-decorated, modern and spacious five bedroom & three-story mid-terraced house located in the sought after area of Hamilton.

As you enter through the front door you are greeted by the entrance hall with stairs up to the first floor, kitchen, spacious lounge & downstairs toilet.

The first floor comprises three bedrooms & bathroom

To the second floor there is a main bedroom, further double bedroom & shower room.

Externally to the front of the property is a driveway for at least two vehicles as well as a garage to the left of the property. The rear garden is a stunning paved patio as you walk out of the lounge with steps up to a slatted patio with a wooden pergola perfect.

## Ground Floor

### Hallway

7' x 11' 1" ( 2.13m x 3.38m )

### Kitchen

8' 1" x 10' 8" ( 2.46m x 3.25m )

Fitted with a range of wall and base units, sink unit, plumbing for dishwasher & window to the front

### Lounge

15' 6" x 14' 1" ( 4.72m x 4.29m )

Having a laminate flooring, radiator, walk in storage, radiator & window and patio door to

the rear garden

### Toilet

5' 11" x 2' 7" ( 1.80m x 0.79m )

Having a toilet, wash hand basin & radiator

## First Floor

### Bedroom 2

15' 5" x 9' ( 4.70m x 2.74m )

Having a carpet floor, radiator & windows to the rear

### Bedroom 3

8' 5" x 9' 9" ( 2.57m x 2.97m )

Having a carpet floor, radiator & window to the front

### Bedroom 5

7' 7" x 6' 4" ( 2.31m x 1.93m )

Having a carpet floor, radiator & window to the front

### Bathroom

8' 4" x 5' 4" ( 2.54m x 1.63m )

Having a bath with a shower over, wash hand basin & toilet

## Second Floor

### Main Bedroom

15' 4" x 11' 9" ( 4.67m x 3.58m )

Having a carpet floor, radiators, windows to

the front & built in wardrobe

### Bedroom 4

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

Having a carpet floor, radiator & window to the rear

### Shower Room

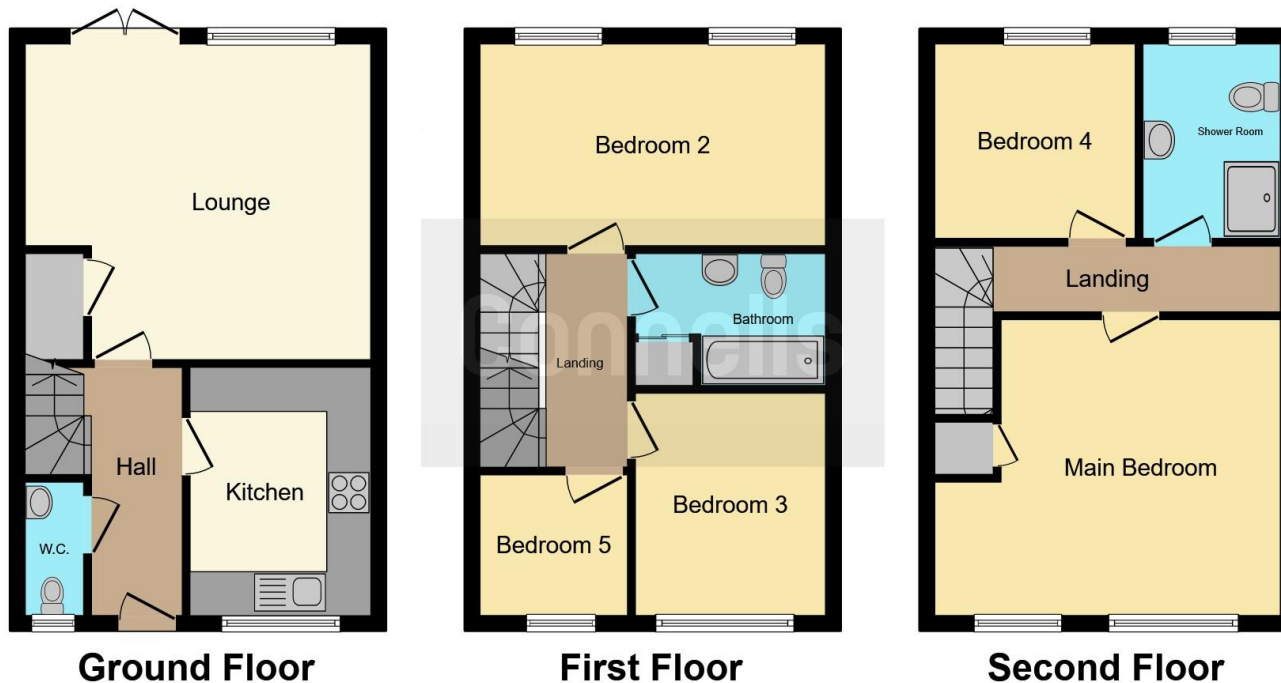
9' 2" x 5' 11" ( 2.79m x 1.80m )

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









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**

Tenure: Freehold

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