



**Connells**

Hollowtree Road  
Hamilton Leicester



# Hollowtree Road Hamilton Leicester LE5 1TH

for sale offers over  
**£270,000**



## Property Description

Connells are pleased to offer For Sale with No Onward Chain this well presented and spacious THREE BEDROOM SEMI-DETACHED FAMILY HOME located along a quiet cul-de-sac within the Hamilton area of Leicester LE5. There are schools, shops and amenities in easy reach along with excellent commuter links.

The property is within walking distance and in the catchment of Avanti Fields School along with other primary and secondary schools, there is a walking trail close to the property along with various local amenities including Tesco Extra, GP Surgery, Library, Restaurants, Bus Stop and Petrol Station.

The accommodation briefly comprises of an porch entrance with cloakroom wc, lounge, kitchen/diner. The first floor offers a master bedroom with en-suite, two further bedrooms and a family bathroom. Outside there is off-road parking along with a private rear garden with access to the garage.

## Entrance Porch

As you walk through the front door you are welcomed into the entrance porch which has access to the ground floor cloakroom and a spacious lounge.

## Cloakroom

Ground floor cloakroom having a low level wc, wash hand basin, splash backs and tiled

flooring.

## Lounge

16' x 11' 6" ( 4.88m x 3.51m )

A bright and inviting lounge, perfect for relaxation, with feature electric fireplace, spotlights, double glazed window to the front elevation and fitted carpets. Carpeted staircase ascending to first floor accommodation.

## Kitchen/Dining Room

14' 11" x 8' 11" ( 4.55m x 2.72m )

At the rear of the home, overlooking the garden, is the stylish kitchen/diner, featuring a fantastic range of wall and base units, built-in appliances, and an understairs storage cupboard for added convenience. French doors to the rear elevation leading out to the rear garden decked patio.

## First Floor Landing

Moving upstairs, you'll find three generously sized bedrooms, with the master bedroom benefiting from its own en-suite for added convenience. There's also a handy airing cupboard and a well-appointed family bathroom to complete the upper level.

## Bedroom One

11' 5" x 9' 7" ( 3.48m x 2.92m )

Master double bedroom having carpet flooring, central heating radiator, door to en-suite and double glazed window to the front aspect.

boundaries, outside tap and garage access.

## En-Suite

Fitted en-suite having a walk-in shower cubicle, low level flush wc, pedestal wash hand basin, heated towel rail, tiled floor and walls, double glazed window to the front aspect.

## Bedroom Two

8' 11" x 8' 10" ( 2.72m x 2.69m )

Double bedroom having carpet flooring, central heating radiator, and double glazed window to the rear aspect overlooking the garden.

## Bedroom Three

8' 11" x 6' 1" ( 2.72m x 1.85m )

Third bedroom having carpet flooring, central heating radiator and double glazed window to the rear aspect.

## Bathroom

Family bathroom having fitted suite comprising bath with shower over, low level flush wc, pedestal wash hand basin, tiled floor and walls, heated towel rail, extractor fan and window to the side aspect.

## Garage

Single garage with an up and over door also having an access door to the rear garden.

## Outside

Spacious frontage with off-road parking, a private enclosed rear garden that is primarily laid to lawn with decked patio, fenced



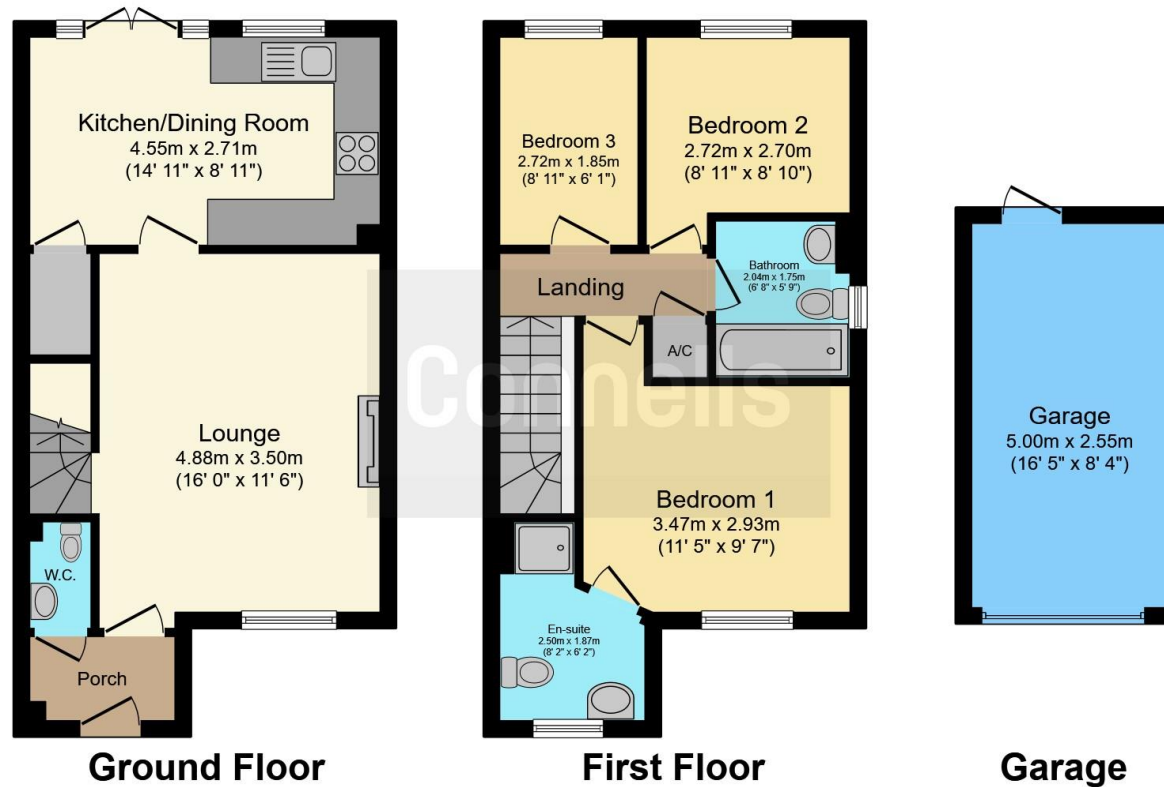












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR324284](http://connells.co.uk/Property/LTR324284)**



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Property Ref: LTR324284 - 0004