



Connells

Carty Road
Hamilton Leicester

Carty Road Hamilton Leicester LE5 1QS

for sale offers in excess of
£550,000



Property Description

The property is situated in a well-established residential community in Leicester. The area offers convenient access to local shops, schools and parks, catering to daily needs and recreational activities.

Public transport is readily available, with bus routes connecting the area to Leicester city centre and surrounding neighbourhoods.

Major road in the vicinity includes the A563 (outer ring road) and the A47 Uppingham Road, facilitating easy travel to and front the area. It also offers convenient access to local shops, schools and parks catering to daily needs and recreational activities.

Well-regarded schools including Hope Hamilton CofE Primary School, Kestrel Mead Primary Academy and Avanti Fields Schools all within easy reach from the property, making it an ideal location for families with children. There are also local Healthcare Practices within walking distance.

Entrance Porch

6' 8" x 3' 3" (2.03m x 0.99m)

Entrance Hall

6' 5" x 19' 9" (1.96m x 6.02m)

Spacious, welcoming area with tiled flooring and stairs leading to the first floor

Ground Floor WC

2' 6" x 5' 1" (0.76m x 1.55m)

A compact and convenient restroom, located on the ground floor and comprising of low level WC and wash hand basin

Living Room

10' 3" x 13' 5" (3.12m x 4.09m)

A spacious and comfortable living space, offering a quiet and relaxing space, being neutrally decorated, carpet flooring, radiator and double glazed patio doors leading to the rear garden

Dining Room

9' 5" x 5' 2" (2.87m x 1.57m)

A dedicated space to enjoy meals, hosting and gatherings, being neutrally decorated, having tiled flooring, underfloor heating, spotlights and double glazed window overlooking the rear garden

Reception Room Three

17' 8" x 12' 2" (5.38m x 3.71m)

Having double glazed patio doors leading to the rear, neutrally decorated and radiator

Kitchen

9' 5" x 16' 3" (2.87m x 4.95m)

The kitchen is the heart of the home, being modern, practical and well lit, fitted with modern, sleek units and appliances, Quartz worktop, stainless steel sink unit with mixer taps, tiled flooring, underfloor heating, ceiling spotlights and double glazed window overlooking the rear garden

Ground Floor Bedroom Two

10' 3" x 13' 3" (3.12m x 4.04m)

Being neutrally decorated, ideal for accommodating visitors comfortably, radiator and door leading to the ensuite

En-Suite

5' 1" x 5' 8" (1.55m x 1.73m)

Fitted with shower tray, low level WC, wash hand basin and tiled flooring

First Floor Landing

Bedroom One

10' 7" x 19' 4" (3.23m x 5.89m)

Spacious room, being neutrally decorated, fitted with carpet flooring, radiator and double glazed window overlooking the front

Walk In Dressing Room

10' 3" x 6' 1" (3.12m x 1.85m)

A spacious and dedicated area for storing and organising clothing, shoes and accessories, large enough to walk into comfortably

Bedroom Four

10' 1" x 9' 7" (3.07m x 2.92m)

Fitted with carpet flooring, radiator, double glazed window and door leading to the en-suite

En-Suite

10' 3" x 3' 9" (3.12m x 1.14m)

Fitted with a shower cubicle, low level WC, wash hand basin and tiled flooring

Second Floor Landing

Bedroom Three

10' 2" x 12' 8" (3.10m x 3.86m)

Large enough to fit a double bed and additional furniture, having double glazed window to the front radiator and door leading to the en-suite

En-Suite

5' 2" x 5' 8" (1.57m x 1.73m)

Fitted with shower cubicle, wash hand basin and low level WC

Bedroom Five

10' 7" x 11' 5" (3.23m x 3.48m)

Having double glazed window to the front and radiator

Bedroom Six

10' x 10' 1" (3.05m x 3.07m)

Having double glazed window to the rear and radiator

Bathroom

7' 5" x 5' 8" (2.26m x 1.73m)

Fitted with a three piece suite comprising bath, low level WC, wash hand basin, tiled flooring, radiator and double glazed window to the rear

Outside

To the front, there is a driveway and to the rear, there is a lawned area, surrounded by wooden fencing and a patio area









Ground Floor



First Floor



Second Floor

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

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EPC Rating: C Council Tax
 Band: E

Tenure: Freehold

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