



Connells

Hamilton Circle
Hamilton Leicester

Hamilton Circle Hamilton Leicester LE5 1UT

for sale offers in excess of
£280,000



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, which could also be utilised as a home office or ground floor bedroom, a utility room and a downstairs cloakroom.

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 car port providing off-road parking.

Ground Floor:

Entrance Hall

Inviting entrance hall with a wc cloakroom, staircase rising to the first and second floors and useful storage cupboards ideal for laundry solutions.

Cloakroom

Comprising of a low level wc and wash hand basin.

Reception Room

9' 8" x 9' 5" (2.95m x 2.87m)

Ground floor reception room with French doors to the rear garden.

First Floor Landing:

Provides access to the living room, kitchen/diner and bedroom three and staircase continuing up to the second floor landing.

Living Room

15' 7" x 7' 8" (4.75m x 2.34m)

Situated to the rear aspect of the property is this well-appointed living room with views over the rear garden.

Kitchen/Diner

18' x 9' 5" (5.49m x 2.87m)

Open plan kitchen/dining area fitted with a range of wall and base units with contrasting worktops, a stainless sink with mixer taps, an integrated hob with over/grill, undercounter space for a washer/dryer and dishwasher. Laminate flooring and windows to the front elevation allowing plenty of light.

Bedroom Three

9' 8" x 9' 5" (2.95m x 2.87m)

Double bedroom situated to the rear aspect of the property.

Second Floor Landing:

Provides access to a further three bedrooms and the family bathroom.

Bedroom One

12' 4" x 9' 8" (3.76m x 2.95m)

Master bedroom having it's own en-suite and window to the rear aspect.

En-Suite

Three piece suite comprising of shower cubicle, wash hand basin and wc.

Bedroom Two

11' 3" x 10' 6" (3.43m x 3.20m)

Double bedroom with window to the front aspect.

Bedroom Four

9' 8" x 8' 5" (2.95m x 2.57m)

Single bedroom with window to the rear aspect.

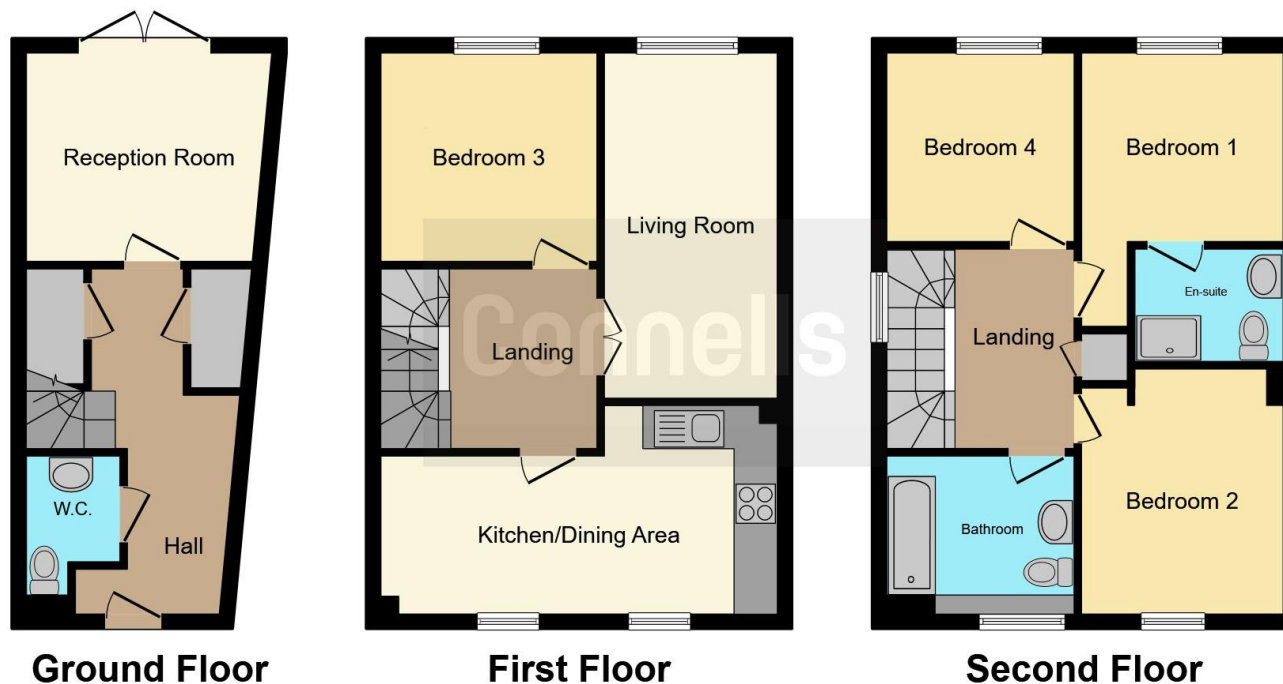
Family Bathroom

Three piece family bathroom suite comprising of bath, wash hand basin and wc. Window to the front aspect.









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: D Council Tax
 Band: D

Tenure: Freehold

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