



Connells

Copgrove Close
Hamilton Leicester

Copgrove Close Hamilton Leicester LE5 1AW

for sale offers over
£400,000



Property Description

Immaculate 4-Bedroom Detached Family Home in Prime Hamilton Location

Nestled in the sought after Copgrove Close, this beautifully presented 4-bedroom detached house offers spacious living across two floors, ideal for modern family life.

The property is within close proximity to local amenities, as well as reputable schools and parks. Excellent transport links to Leicester city centre and surrounding area making commuting straightforward

A perfect home for growing families seeking a stylish, ready-to-move-in property in a desirable Hamilton location

Entrance Hall

8' 9" x 14' 3" (2.67m x 4.34m)

Step into a welcoming entrance hall, setting the tone for this bright and spacious home. The hall features a neutral decor and durable flooring, providing a practical yet stylish first impression, understairs storage. From here you can access the lounge, dining room and staircase to the first floor

Ground Floor Wc

2' 9" x 5' 7" (0.84m x 1.70m)

Conveniently located off the entrance hall and comprising a modern suite with a WC and wash hand basin

Lounge

10' 9" x 15' 8" (3.28m x 4.78m)

A bright and spacious lounge having double glazed window overlooking the front, carpet flooring, central heating radiator and gas fire with surround

Kitchen

11' 5" x 5' 5" (3.48m x 1.65m)

A modern, well equipped kitchen with plenty of storage and workspace. Fitted with contemporary cabinetry and integrated appliances, it offers a practical and stylish environment for cooking and meal preparation.

Dining Room

7' 3" x 12' 7" (2.21m x 3.84m)

A generous and inviting dining room. The room benefits from natural light, providing a seamless connection to both the lounge and kitchen for easy flow throughout the ground floor

Utility Room

5' 1" x 4' 7" (1.55m x 1.40m)

A practical and well equipped utility room, offering additional storage and workspace, ideal for laundry and household tasks

First Floor Landing

Bedroom One

8' 9" x 13' 3" (2.67m x 4.04m)

A spacious and light filled master bedroom featuring ample space for additional furniture, Juliet Balacony, neutral decor and large windows create a bright, airy atmosphere with door leading to the ensuite and built in wardrobes

En-Suite

7' 2" x 3' 9" (2.18m x 1.14m)

A modern ensuite bathroom offering privacy and convenience. Fitted with a sleek shower, WC and wash hand basin

Bedroom Two

9' 7" x 11' 4" (2.92m x 3.45m)

A generous double bedroom, ideal for guests. The room benefits from built in wardrobes, double glazed and central heating radiator

Bedroom Three

8' 2" x 9' 8" (2.49m x 2.95m)

A spacious and bright room, having built in wardrobes and featuring double glazed window to the front and radiator

Bedroom Four

8' 6" x 7' 2" (2.59m x 2.18m)

A well proportioned bedroom that can serve as a child's room, guest room or home office. Bright and airy, having built in wardrobes, double glazed window to the rear and radiator

Bathroom

5' 6" x 7' 1" (1.68m x 2.16m)

A well appointed family bathroom featuring a modern suite with a bathtub and overhead shower, WC and wash hand basin. Finished with neutral tiling and contemporary fixtures

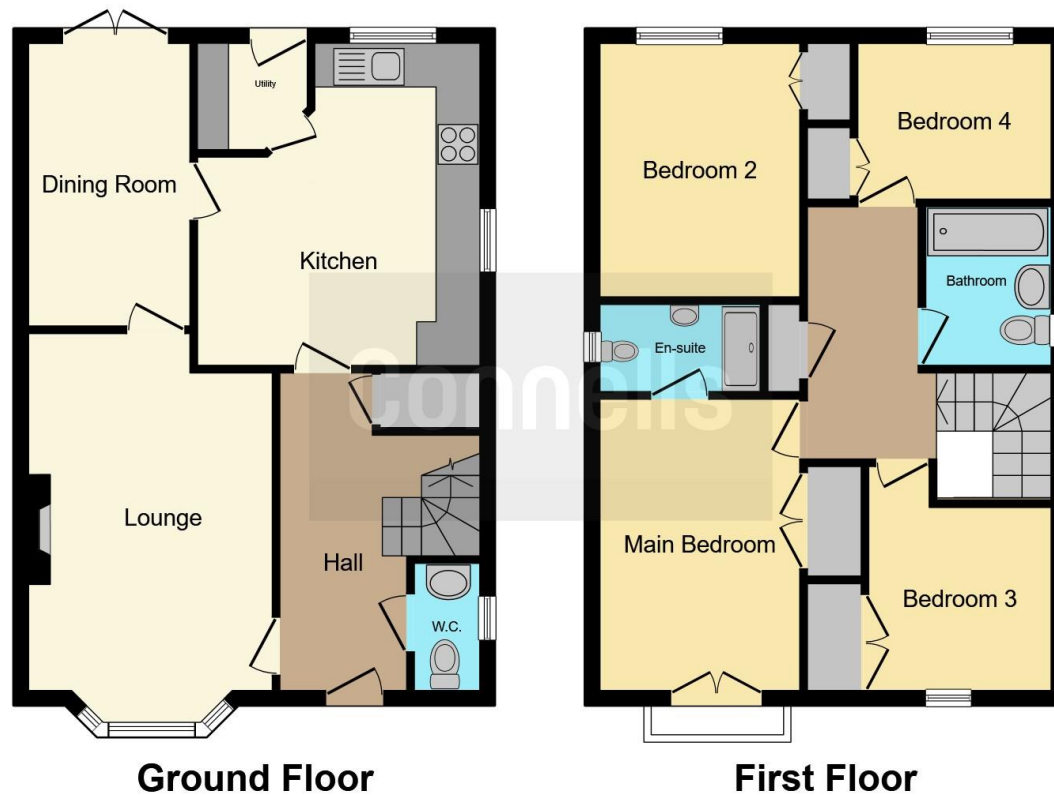
Outside

The property benefits from a private, low maintenance rear garden, a paved patio area provides space for outdoor dining and to the front, there is a driveway









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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