



Connells

Hamilton Circle
Hamilton Leicester

Hamilton Circle Hamilton Leicester LE5 1UT

for sale guide price
£225,000



Property Description

****Spacious Four-Bedroom Family Townhouse with Flexible Three-Storey Living****

This beautifully presented four-bedroom townhouse offers spacious and versatile living across three floors, making it an ideal home for growing families or those seeking flexible space to suit modern lifestyles.

As you enter into the property you will find a welcoming entrance hall leading to a utility cloakroom, WC and a conveniently located ground floor bedroom, which could also be utilised as a second reception room or a study/office.

The first floor provides a spacious living 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 separate family bathroom.

Externally this property offers a lawned rear garden with fenced perimeters, a front forecourt and also benefits from shared off-road parking and a single garage located to the rear of the property.

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.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to

proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

A spacious and welcoming entrance hall providing an immediate sense of warmth and openness upon entry. Featuring stairs ascending to the first floor, the hallway also offers practical understairs

storage-ideal for household essentials. From here, there is convenient access to the utility room, guest WC, and a versatile bedroom, making this a functional and well-connected space.

Cloakroom

Handy ground floor cloakroom with window to the side elevation.

WC

Ground floor guest WC comprising of a low level WC and wash hand basin.

Bedroom Four

19' 9" x 17' (6.02m x 5.18m)

Located on the ground floor, this inviting bedroom features cosy carpet flooring and the comfort of gas radiator central heating. Double glazed French doors provide plenty of natural light and open directly into the rear garden, creating a seamless indoor-outdoor flow-ideal for relaxing.

First Floor Landing:

Living Room

21' 5" x 17' 1" (6.53m x 5.21m)

A bright and well-presented living space featuring attractive laminate flooring throughout. A double glazed window and Juliet balcony to the rear elevation allow for plenty of natural light, enhancing the room's airy feel.

Kitchen/Diner

18' 5" x 10' 1" (5.61m x 3.07m)

A well-appointed fitted kitchen diner featuring a range of wall and base units complemented by contrasting worktops, offering both style and functionality. The space is bright and welcoming, with windows to the front elevation allowing for ample natural light. Integrated appliances include a gas hob with extractor hood, oven/grill, and a stainless steel sink with drainer and mixer tap. Plumbing is in place for a washer/dryer. Finished with practical vinyl flooring and radiator central heating, this room combines modern convenience with a comfortable dining area.

Second Floor Landing:

Bedroom One

13' x 13' 3" (3.96m x 4.04m)

A generously sized master bedroom featuring its own private en-suite bathroom for added convenience and privacy. The room is carpeted for comfort, benefits from radiator central heating, and enjoys natural light through a window to the rear elevation.

En-Suite

A private en-suite serving the master bedroom, featuring a fully enclosed shower cubicle, low-level WC, and wash hand basin, complemented by tasteful partially tiled splashbacks to the walls.

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.28m)

A comfortable double bedroom featuring carpeted flooring, radiator central heating, and a window to the front elevation that fills the room with natural light.

Bedroom Three

8' 2" x 10' 3" (2.49m x 3.12m)

A well-proportioned single bedroom, complete with carpeted flooring, radiator central heating, and a window to the rear elevation.

Family Bathroom

This family bathroom combines practicality with a clean, modern finish. Features a modern suite including a panelled bath with shower over, low-level WC, and wash hand basin. Tastefully finished with partially tiled walls and practical vinyl flooring, the space is easy to maintain. A front-facing window provides natural light.

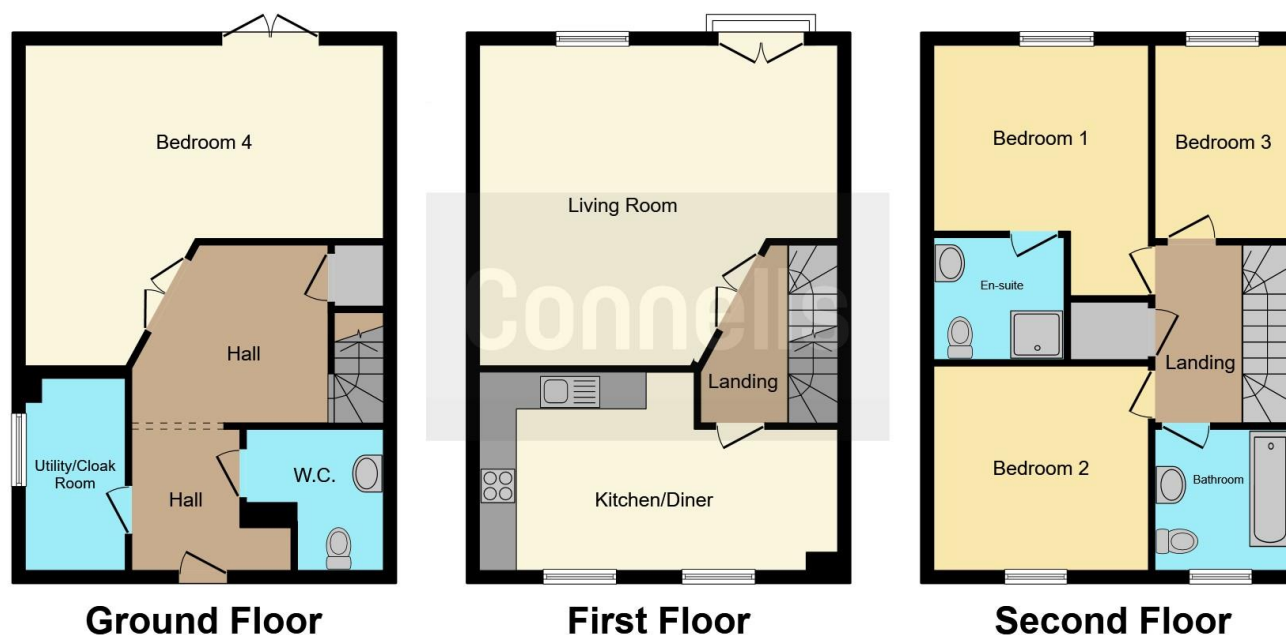
Outside

Private enclosed lawned rear garden with fenced perimeters. A front forecourt benefits from shared off-road parking and a single garage located to the rear of the property.









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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 Band: D

Tenure: Freehold

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