



Connells

Timble Road
Hamilton Leicester

Timble Road Hamilton Leicester LE5 1NS

for sale offers over
£270,000



Property Description

****Beautifully Presented Three-Storey End Townhouse in the Heart of Hamilton****

This superb end of terrace townhouse offers spacious and versatile living across three well-designed floors, offering flexible accommodation in the heart of Hamilton

Upon entering the home, you are welcomed by a bright and inviting entrance hall, leading to a versatile reception room - ideal as a home office or study - a convenient utility room, and a generous ground floor bedroom complete with a modern fitted bathroom, perfect for guests or multi-generational living.

The first floor features a bright and airy open-plan living space, comprising a stylish lounge and a contemporary fitted breakfast kitchen, enjoying pleasant views to both the front and rear of the property - a perfect setting for both relaxing and entertaining.

On the second floor, you'll find two well-proportioned double bedrooms, each benefiting from their own private en-suite bathrooms, offering comfort and privacy for all residents.

Externally, the property boasts a private, landscaped rear garden, a single garage, and off-street parking, adding to the appeal of this attractive home.

Entrance Hall

Double glazed to front elevation, stairs ascending to first floor landing, radiator and telephone point.

Reception Room

7' 2" x 6' 10" (2.18m x 2.08m)

Double glazed French doors leading out to the rear garden, radiator, telephone point and understairs storage cupboard. Can also be utilised as a study or breakfast room.

Utility Room

6' 9" max x 5' 7" (2.06m max x 1.70m)

Fitted with base units, work surfaces, stainless steel sink drainer, plumbing for washing machine, central heating boiler, radiator, extractor fan, tiled floor and double glazed window to the rear.

Downstairs Bedroom

11' 3" x 8' 7" max (3.43m x 2.62m max)

Double glazed window to the front, radiator and door to bathroom.

Jack & Jill Bathroom

Bath with mixer tap, wash hand basin, w.c., partially tiled walls, radiator, extractor fan, vinyl flooring and double glazed window to the side.

First Floor Landing

With stairs from the hall and stairs to second floor landing.

Living Room

13' 1" x 11' 5" (3.99m x 3.48m)

Open plan living room having double glazed windows to the front, radiator, television point and telephone point.

Breakfast Kitchen

13' 1" x 6' 9" (3.99m x 2.06m)

Open plan breakfast kitchen fitted with wall and base units, stainless steel sink drainer, work surfaces with tiling to splashbacks, fitted breakfast bar, built-in electric oven and gas hob with cooker hood over, plumbing for dishwasher, radiator, vinyl flooring and double glazed windows to the rear.

Second Floor Landing

With loft access, radiator and double glazed window to the side.

Bedroom One

13' 1" x 9' 5" (3.99m x 2.87m)

Double glazed windows to the front, radiator and television point.

En-Suite

Shower cubicle, wash hand basin, w.c., extractor fan, shaver point, radiator and vinyl flooring.

Bedroom Two

10' 7" x 9' 1" (3.23m x 2.77m)

Double glazed window to the rear, radiator and airing cupboard.

En-Suite

Shower cubicle, wash hand basin, w.c., extractor fan, radiator, vinyl flooring and double glazed window to the rear.

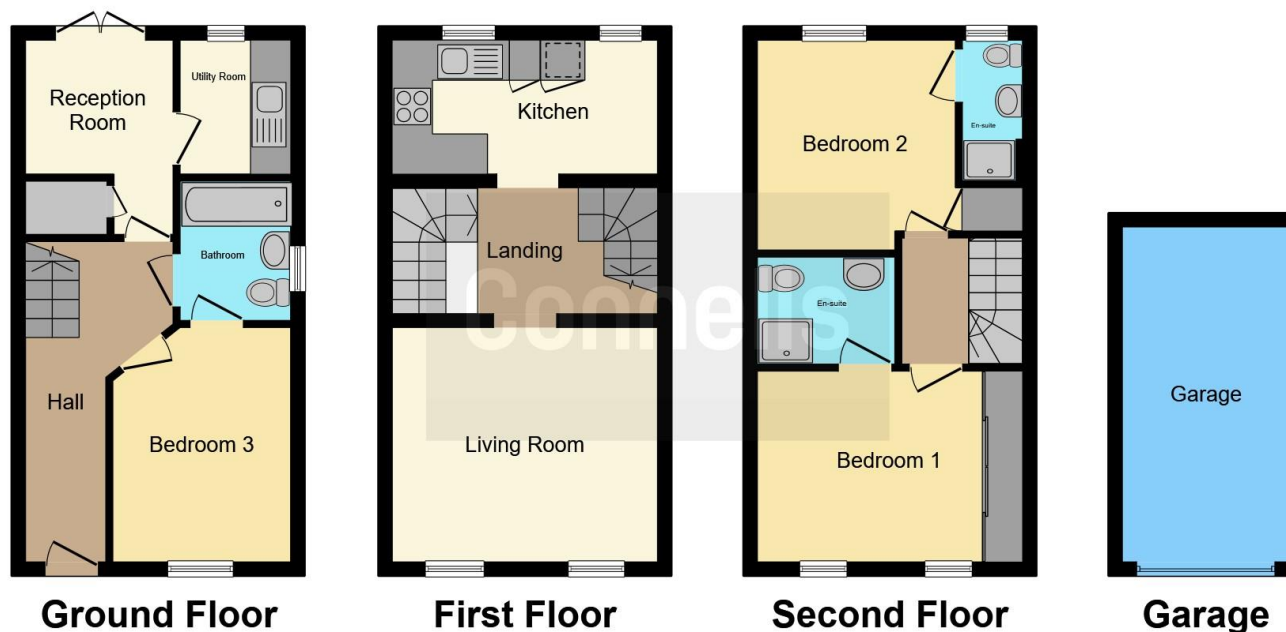
Outside

To the front of the property there is off-road parking leading to a garage with up and over door. The rear garden is mainly laid to lawn with a decked patio area.









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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T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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