



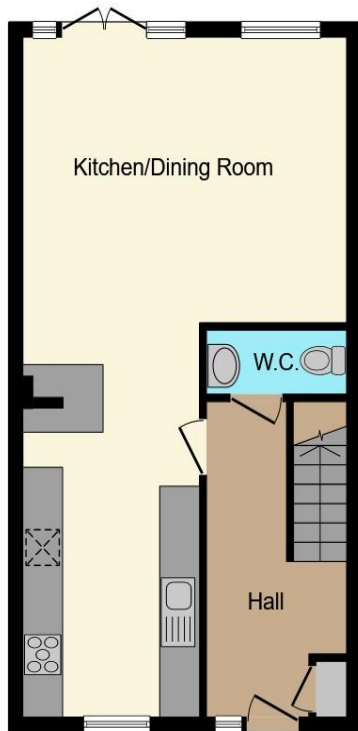
Laverton Road, Hamilton Leicester LE5 1WG

welcome to

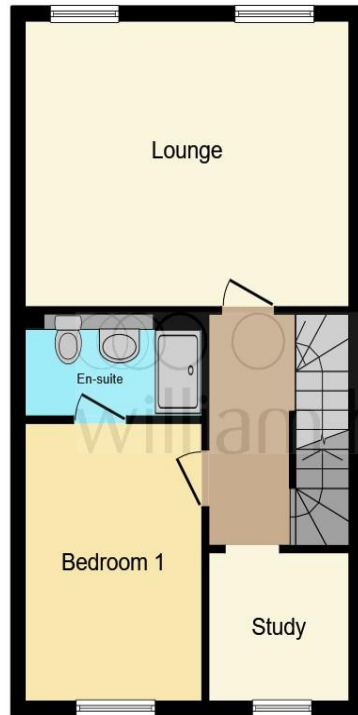
Laverton Road, Hamilton Leicester

A beautifully presented four bedroom semi-detached in a popular location offering lounge, kitchen/dining room, cloakroom, study, four bedrooms, two en-suites and a family bathroom. The property also benefits from a single garage, off road parking and landscaped rear garden

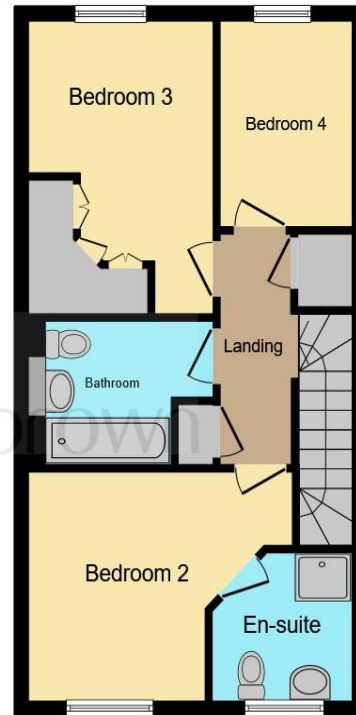




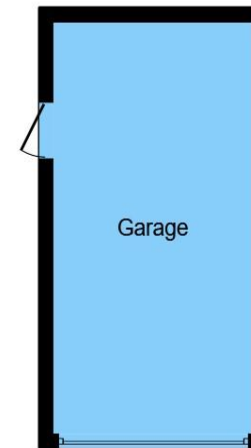
Ground Floor



First Floor



Second Floor



Garage

Entrance Hall

Cloakroom

Kitchen / Dining Room

32' 4" x 16' 1" (9.86m x 4.90m)

First Floor Landing

Lounge

13' 4" x 16' 2" (4.06m x 4.93m)

Study

8' 4" x 6' 11" (2.54m x 2.11m)

Bedroom One

12' 7" x 8' 7" (3.84m x 2.62m)

En-Suite

Second Floor Landing

Bedroom Two

12' 7" x 10' 4" (3.84m x 3.15m)

En-Suite

Bedroom Three

13' 5" x 9' 3" (4.09m x 2.82m)

Bedroom Four

9' 2" x 6' 8" (2.79m x 2.03m)

Bathroom

Garage

Front & Rear Of Property

Solar Panels

Agents Note

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

welcome to

Laverton Road, Hamilton Leicester

- Semi Detached
- Two En-Suites
- Air Conditioning & Solar Panels
- Landscaped Rear Garden
- Garage & ORP

Tenure: Freehold EPC Rating: B

offers in the region of

£420,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS118287



Property Ref:
LHS118287 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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