



Saxthorpe Road, Hamilton LEICESTER LE5 1PT

welcome to

Saxthorpe Road, Hamilton LEICESTER

A four-bedroom home featuring a cozy lounge, well-equipped kitchen/diner and a master bedroom with en-suite. Two bedrooms are located on the second floor, along with a family bathroom on the first floor. The garage has been converted into an annex. Large driveway and rear garden



Entrance Hall

Door to the front, laminated flooring and radiator.

Lounge

16' 6" x 10' 5" (5.03m x 3.17m)

Window to the front, french doors to the rear, laminated flooring and radiator.

Kitchen/Diner

16' 5" x 10' 4" (5.00m x 3.15m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob and laminated flooring. Window to the front and window to the rear.

Utility Area

6' 1" x 4' 10" (1.85m x 1.47m)

Door to the rear

Cloakroom

WC, hand wash basin and radiator.

First Floor Landing

Window to the rear and radiator.

Bedroom One

16' 5" x 10' 5" (5.00m x 3.17m)

Window to the front, window to the rear, fitted wardrobe, fitted dressing table and two radiators.

En-Suite

Window to the front, shower cubicle, WC, hand wash basin and radiator.

Bedroom Two

10' 3" x 9' 4" (3.12m x 2.84m)

Window to the front, storage cupboard and radiator.

Bathroom

Window to the rear, bath with shower over, WC, hand wash basin and towel rail.

Second Floor Landing

Bedroom Three

16' 6" x 15' 4" (5.03m x 4.67m)

Window to the front, window to the side, fitted wardrobes, two radiators and loft access.

Bedroom Four

16' 6" x 11' 11" (5.03m x 3.63m)

Window to the front, window to the side, fitted wardrobe, storage cupboard and radiator.

Converted Garage

The garage has been converted into an annex with a window to the rear, loft storage and an en-suite comprising of a shower cubicle, WC and hand wash basin.

Rear Of Property

To the rear of the property is a low-maintenance garden with a slabbed patio area and lawn.

Agents Note

The vendor has advised that the property is being sold with all of the furniture. Any prospective buyer is advised to clarify this information with their legal representative.



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Saxthorpe Road, Hamilton LEICESTER

- Detached
- Four Bedrooms
- Converted Double Garage Annex
- Located in a Cul-De-Sac with Private Road
- Hamilton Area

Tenure: Freehold EPC Rating: C
Council Tax Band: E

offers over
£415,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS120027 - 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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