



**Hamilton Circle, Hamilton Leicester LE5 1UT**

**welcome to**

## **Hamilton Circle, Hamilton Leicester**

Discover this spacious four-bedroom mid-terraced home in the sought-after Hamilton area, spread across three floors. Featuring two reception rooms, a wide kitchen/diner, four bedrooms, two bathrooms (one en-suite) and a generous rear garden.



**Entrance Hall**

Two storage cupboards.

**W C**

With WC and hand wash basin.

**Lounge Two**

French doors leading to the garden and carpeted.

**First Floor Landing**

With stairs rising from the ground floor.

**Lounge One**

Double glazed window to the rear and carpeted.

**Kitchen/Diner**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated gas oven and hob. Two double glazed windows to the front.

**Bedroom One**

Double door leading to a balcony and carpeted.

**Second Floor Landing**

With stairs rising from the first floor.

**Bedroom Two**

Double glazed window to the rear, carpeted and access to the en-suite.

**En-Suite**

With shower cubicle, WC and hand wash basin.

**Bedroom Three**

Double glazed window to the front and carpeted.

**Bedroom Four**

Double glazed window to the rear and carpeted.

**Bathroom**

Double glazed window to the front, bath with shower over, WC and hand wash basin.

**Rear Of Property**

To the rear of the property is an easy to maintain garden.



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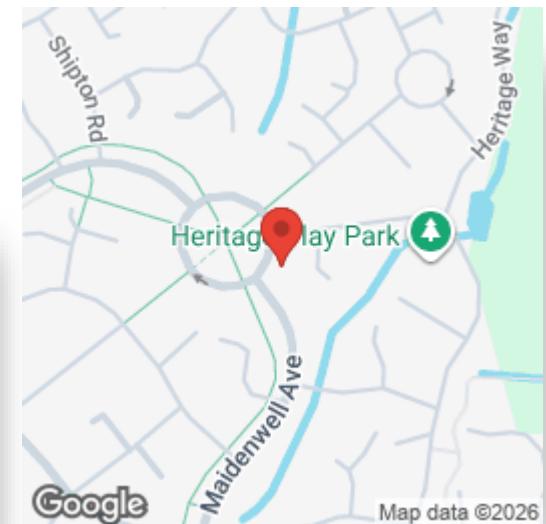
- Mid Terraced
- Four Bedrooms
- Two Reception Rooms
- En-Suite
- Generous garden

Tenure: Freehold EPC Rating: C

Council Tax Band: D

offers over

**£270,000**



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Property Ref:  
LHS120364 - 0003

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