



Celandine Road, Hamilton

Guide Price £400,000

A FOUR BEDROOM home situated on a CORNER PLOT in Hamilton. Outside, the property has a delightful south facing rear garden with a patio seating area along with a driveway and garage.



0116 271 3333





Entrance Hall

With laminate flooring, understairs storage and a radiator.

WC

6' 2" x 2' 9" (1.88m x 0.84m)

With a window to the front elevation, laminate flooring, wash hand basin, WC and a radiator.

Reception Room

9' 8" x 8' 9" (2.95m x 2.67m)

With sliding patio doors to the rear elevation, carpeting and a radiator.

Kitchen

11' 9" x 9' 8" (3.58m x 2.95m)

With a window to the rear elevation, sink and drainer unit with a range of wall and base units with work surfaces over, dishwasher, extractor fan, free standing cooker, tiled flooring and radiator.

Utility Room

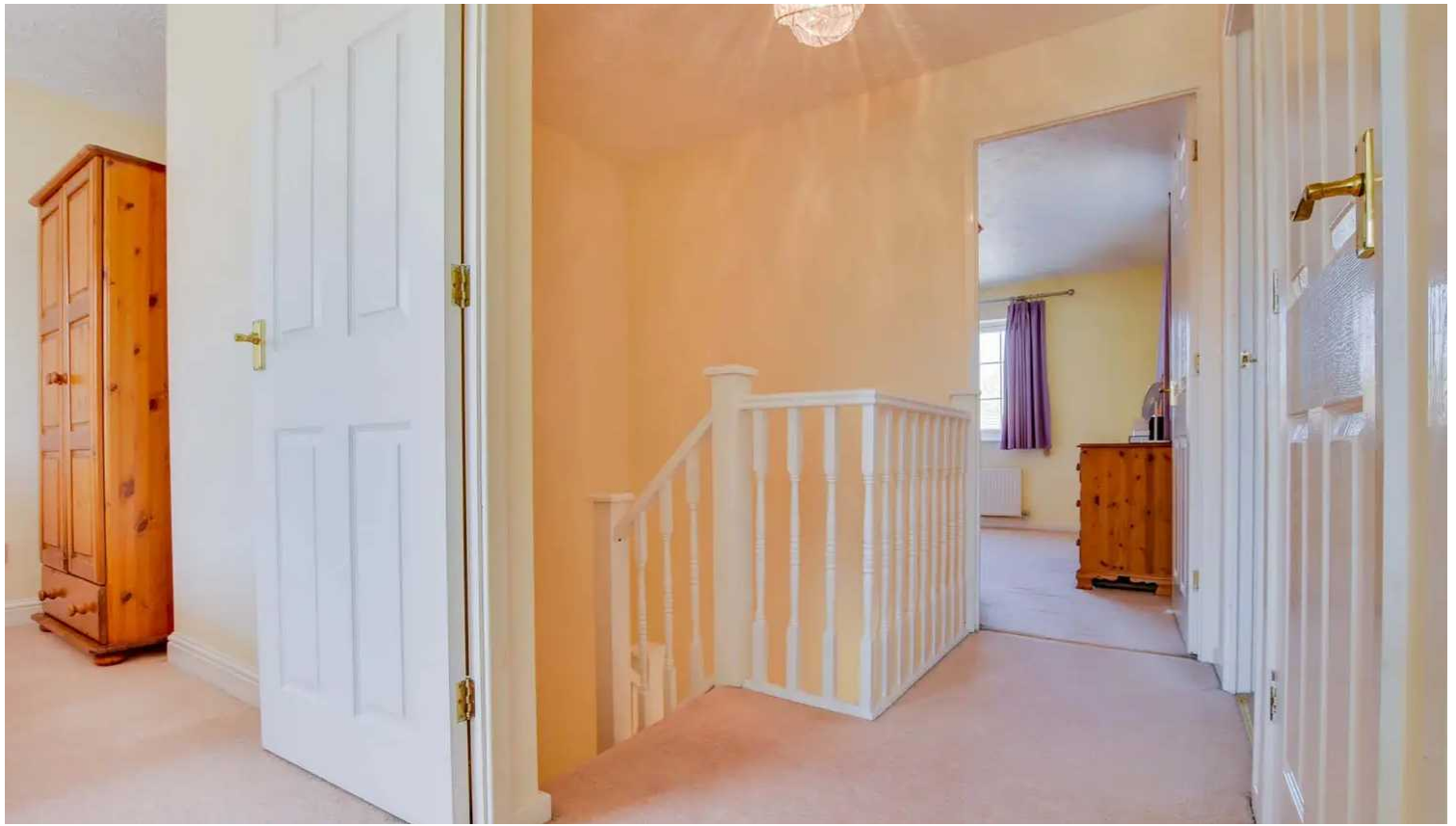
6' 2" x 4' 7" (1.88m x 1.40m)

With a door to the side elevation, tiled flooring and base units with work surface over.

Reception Room

13' 10" x 12' 1" (4.22m x 3.68m)

With a bay window to the front elevation, with a window to the side elevation, laminate flooring, electric fire and surround and two radiators.



First Floor Landing

With an airing cupboard.

Bedroom One

13' 10" x 12' 5" (4.22m x 3.78m)

With a window to the front elevation, window to the side elevation, carpeting and a radiator.

En-Suite

6' 9" x 4' 9" (2.06m x 1.45m)

With a window to the side elevation, tiled flooring, partly tiled walls, walk-in shower cubicle with shower head over, WC, wash hand basin and heated towel rail.

Bedroom Two

9' 11" x 9' 9" (3.02m x 2.97m)

With a window to the rear elevation, carpeting and a radiator.

Bedroom Three

11' 2" x 9' 9" (3.40m x 2.97m)

With a window to the rear elevation, storage unit, carpeting and a radiator.

Bedroom Four

11' 4" x 6' 4" (3.45m x 1.93m)

With a window to the front elevation, a built-in storage cupboard and a radiator.









Family Bathroom

6' 10" x 6' 4" (2.08m x 1.93m)

With a window to the rear elevation, tiled flooring, bath with shower over, wash hand basin, WC and a heated towel rail.

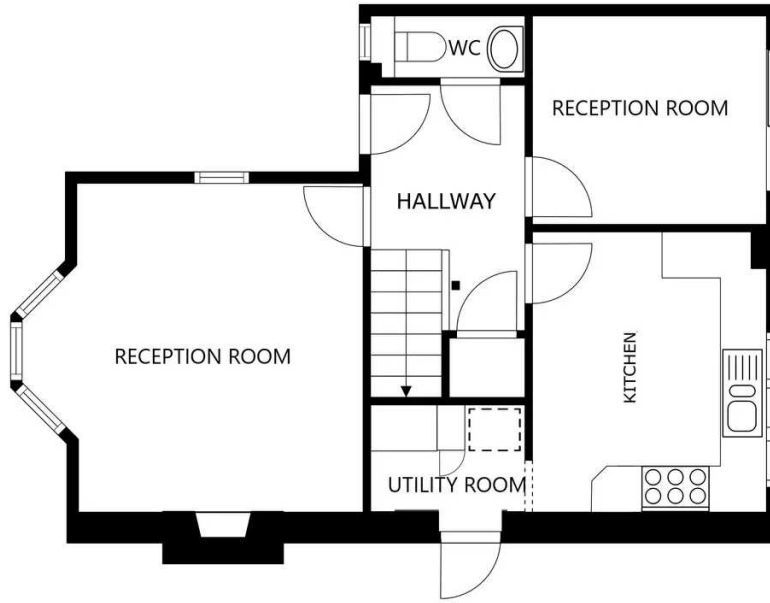
Rear Garden

With gated side access to the rear garden. This south facing rear garden has a patio seating area, lawn, storage shed and fenced borders.

Driveway

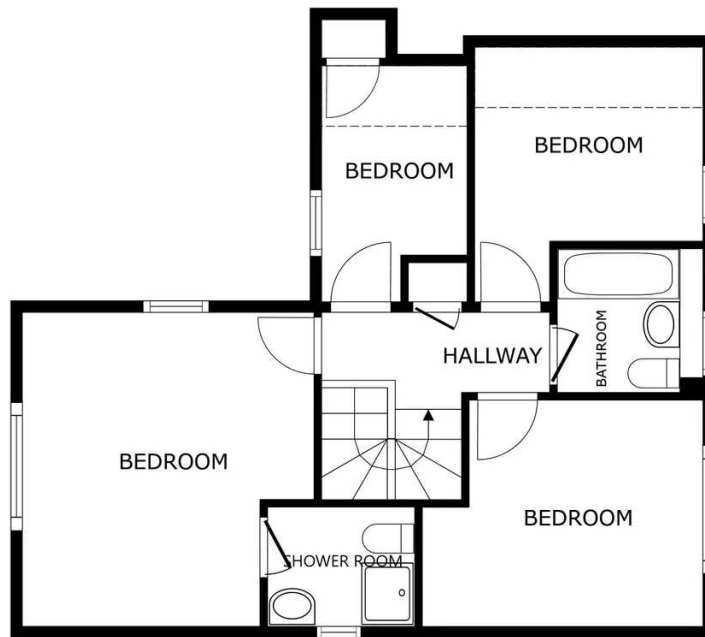
2 vehicles.

Garage 16'1" x 8'3".



FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1 53.0 m² FLOOR 2 51.2 m²
 EXCLUDED AREAS : REDUCED HEADROOM 4.0 m²
 TOTAL : 104.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

GROSS INTERNAL AREA
 FLOOR 1 53.0 m² FLOOR 2 51.2 m²
 EXCLUDED AREAS : REDUCED HEADROOM 4.0 m²
 TOTAL : 104.2 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





The property is situated within the popular area of Hamilton within easy reach of nearby local schooling as well as Tesco superstore and nearby bus links running to and from Leicester City Centre with its professional quarters and train station. The main ring road is also nearby with links to Motorway networks, and Leicestershire's rolling countryside is also within easy reach.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

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