

NULL



House - Semi-Detached

KESTREL LANE LEICESTER LE5 1BH

£315,000

FEATURES

- Four Bedrooms
- Three Bathrooms
- Hamilton
- Double Glazing
- Semi Detached Property
- Underfloor Heating Throughout Ground Floor
- Fully Fitted Kitchen
- Gas Central Heating



 **SETHS**

4 Bedroom House - Semi-Detached located in Leicester

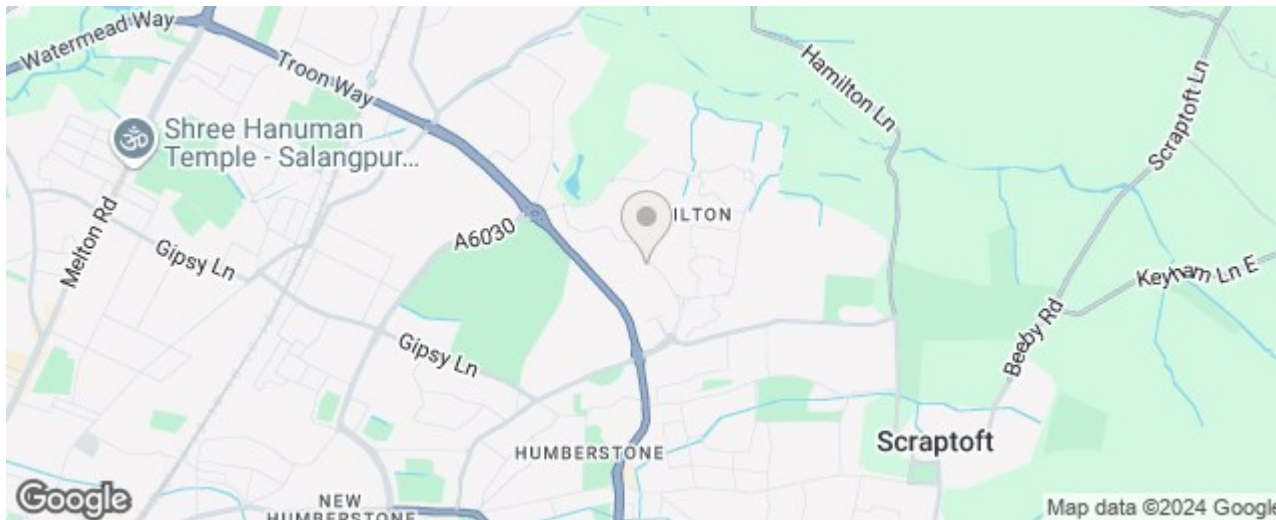
Seths is pleased to present this spacious 4-bedroom semi-detached property located on Kestral Lane, Hamilton. Offering accommodation over three floors, this home is ideal for families looking for generous living space and modern comforts.

The property features parking for two vehicles at the front, providing convenient off-road parking. Upon entering, the entrance hall leads into an open-plan lounge and kitchen area, perfect for contemporary living. The ground floor also includes a W/C for added convenience and stairs leading to the upper floors.

On the first floor, there are two well-sized bedrooms, including the master bedroom with an en-suite bathroom. Stairs continue up to the second floor, where you will find two additional bedrooms, one of which also benefits from an en-suite bathroom.

Outside, the property boasts ample garden space, ideal for outdoor activities and relaxation. The home has been well-maintained by its current owner since new and features modern additions such as underfloor heating throughout the ground floor, spotlighting double glazing, and gas central heating.

This property combines practical features with modern living, making it an ideal family home. Early viewing is highly recommended.



Call us on

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Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

