

# **SAXTHORPE ROAD HAMILTON LEICESTER LE5 1PT**

£380,000

#### **FEATURES**

- Freehold
- Walking distance to many local amenities
- Detached House
- 3 storey
- Off road parking for one car Low maintenance rear + single detached garage

- Sought after location
- Ideal for a large family
- 4 Bedrooms inc an ensuite
- Kitchen / Diner
- garden













## 4 Bedroom Detached House for sale in Hamilton

#### **GROUND FLOOR**

#### **FNTRANCF HALLWAY**

Laminate flooring, access to downstairs WC, staircase to first floor

#### LOUNGE

16'6" x 10'5"

Carpeted, x2 radiators, uPVC double glazed window, uPVC French doors leading to garden

#### KITCHEN / DINER

16'5" x 10'4"

Wall and base level units and drawers having round edged worktops over, sink with drainer and mixer tap, integrated 4 ring gas hob with extractor over, built-in oven / grill, space for fridge / freezer, space for dining table, laminate flooring, partly tiled walls, x2 radiators, access to utility room, x2 uPVC double glazed windows

#### **UTILITY ROOM**

6'1" x 4'10"

Laminate flooring, radiator, plumbing for washing machine, uPVC double glazed door leading to driveway

#### **DOWNSTAIRS WC**

WC, wash hand basin with splashback tiles, radiator, laminate flooring, extractor fan

#### **FIRST FLOOR**

#### **BEDROOM 1**

16'5" x 10'5"

Carpeted, x2 radiators, ensuite, x2 uPVC double glazed window

#### **ENSUITE**

WC, wash hand basin with mixer tap, shower cubicle, radiator, lino flooring, uPVC double glazed window

#### **BEDROOM 2**

10'3" x 9'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

#### **BATHROOM**

WC, wash hand basin with mixer tap, bathtub with mixer tap, lino flooring, partly tiled walls, radiator, uPVC double glazed window

#### SECOND FLOOR

#### BEDROOM 3

16'6" x 15'4"

Carpeted, x2 radiators, uPVC double glazed window, skylight window

#### BEDROOM 4

16'6" x 11'11"

Carpeted, radiator, uPVC double glazed window, skylight window

#### **SHOWER ROOM**

WC, wash hand basin, shower cubicle, radiator, lino flooring, partly tiled walls, extractor fan

#### **OUTSIDE**

To the rear of the property is a driveway for one car and a single, detached garage with an up and over door. To the rear of the property is a low maintenance garden with a slabbed patio area ideal for outdoor dining and get togethers.

#### ADDITIONAL INFO

Tenure: Freehold EPC rating: tbc

Council Tax Band: E (Leicester City Council)

Council Tax Rate: £2,671.19

Mains Gas: Yes Mains Electricity: Yes Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre

Broadband













GROUND FLOOR 1ST FLOOR 2ND FLOOR







Whilst every attempt has been made to ensure the ecoursy of the floorgies contained here, measurements of doors, windows, crome and any pitch it them are negonitate and on especiability in Select floor any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have been tested and no guarantee as to their operability or efficiency can be given.

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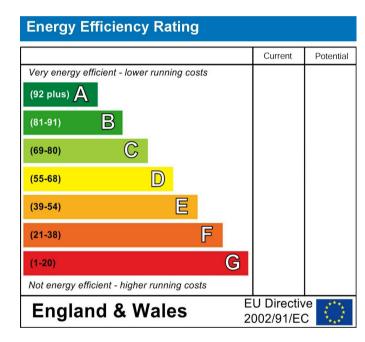
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### 0116 266 9977

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**Council Tax Band** 

E



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.

