

FOR SALE



LAVERTON ROAD
HAMILTON
LEICESTER
LE5 1DW

£349,500

FEATURES

- No chain
- Popular location close to local amenities and schools
- 3 Bedrooms inc an ensuite
- Lounge
- Driveway for 2 cars + detached garage
- Freehold
- Detached House
- Kitchen / Diner
- Family bathroom
- Low maintenance garden



SETHS

3 Bedroom Detached House for sale in Hamilton

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, staircase to first floor

LOUNGE

15'1" x 11'1"

Laminate flooring, radiator, x2 uPVC double glazed windows

KITCHEN / DINER

18'4" x 11'9"

Featuring a contemporary range of fitted wall and base units with work surfaces over incorporating a sink and drainer with mixer tap, 4 ring gas hob with extractor hood, built-in oven, integrated microwave, integrated dishwasher, integrated fridge / freezer, plumbing for washing machine, laminate flooring, space for dining table, storage pantry, uPVC French doors leading to rear garden, uPVC double glazed window

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and splashback tiles, tiled flooring, radiator, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

11'1" x 11'1"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window, ensuite

ENSUITE

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

BEDROOM 2

11'9" x 11'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

10'5" x 7'2"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the front of the property is a driveway with off road parking for 2 cars. There is also a single, detached garage with an up and over door. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds and a slabbed patio area ideal for outdoor dining.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: B

Council Tax Band: D (Leicester City Council)

Council Tax Rate: £2,292.51

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Broadband

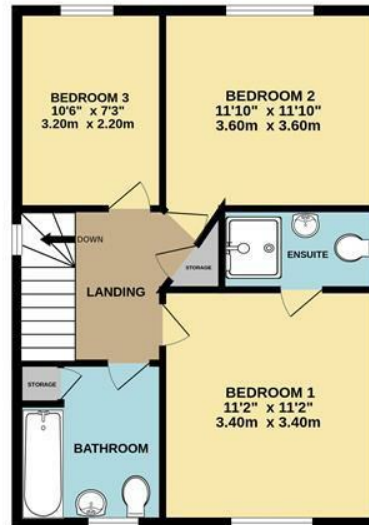
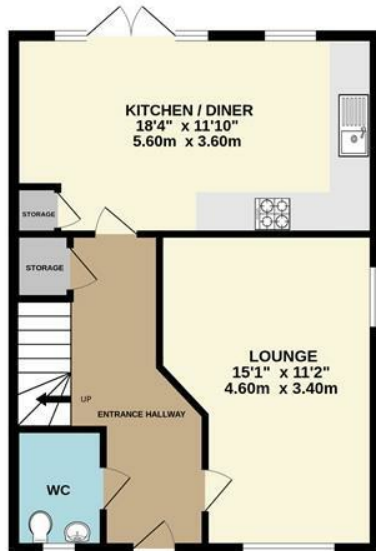
Please note there is a maintenance fee of £200 per annum



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for 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 not been tested and no guarantee as to their operability or efficiency can be given.
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Call us on

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Council Tax Band

D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

