

FOR SALE



SHIPTON ROAD HAMILTON LEICESTER LE5 1PJ

Offers Over
£330,000

FEATURES

- No chain
- Sought after location
- Immaculately presented throughout
- 4 bedrooms inc ensuite
- Lounge
- Freehold
- Three Storey
- Driveway with detached garage
- Kitchen / Diner
- Family bathroom + downstairs WC



 **SETHS**

4 Bedroom End Town House for sale in Hamilton

GROUND FLOOR

ENTRANCE HALLWAY

Carpeted, radiator, staircase to first floor

KITCHEN / DINER

17'5" x 13'9"

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 double oven, space for American fridge / freezer, laminate flooring, partly tiled walls, x2 radiators, storage cupboard housing boiler with plumbing for washing machine and space for tumble dryer, uPVC double glazed French doors leading to rear garden, uPVC double glazed window

BEDROOM 4

13'10" x 11'10"

Laminate flooring, radiator, uPVC double glazed window, uPVC double glazed bay window

DOWNSTAIRS WC

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

FIRST FLOOR

LOUNGE

13'9" x 10'5"

Carpeted, radiator, x2 uPVC double glazed windows, uPVC double glazed French doors leading to balcony

BEDROOM 2

13'9" x 10'2"

Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed windows

BATHROOM

3 pc suite comprising of; WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, laminate flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

SECOND FLOOR

BEDROOM 1

15'11" x 13'9"

Carpeted, radiator, fitted wardrobes, en-suite, x2 uPVC double glazed windows

ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, towel radiator, vinyl flooring, partly tiled walls, extractor fan, uPVC double glazed window

BEDROOM 3

13'10" x 7'8"

Carpeted, radiator, x2 uPVC double glazed windows

OUTSIDE

Graveled frontage with a slabbed pathway leading to the front door. To the rear of the property is a two-tiered garden partly slabbed, partly laid to lawn with brick walls surround. There is access to a single detached garage with up and over door.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: D

Council Tax Rate: £2,292.51

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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Council Tax Band

D



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(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	

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