

KESTREL LANE  
HAMILTON  
LEICESTER  
LE5 1BH

£299,995



#### FEATURES

- Freehold
- Popular Location
- Lounge / Diner
- Family Room
- Shower Room + Downstairs WC
- Mid Town House
- Walking distance to schools and shops
- Modern Kitchen
- 4 Bedrooms
- Driveway / Garage



 SETHS

# 4 Bedroom Townhouse for sale in Hamilton

## GROUND FLOOR

### ENTRANCE HALLWAY

### LOUNGE / DINER

12'3" x 11'7"

Tiled flooring with underfloor heating, radiator, sliding patio doors leading to family room

### KITCHEN

8'7" x 8'2"

Wall and base units with worktops over, 4 ring electric hob with extractor hood, built-in oven, integrated microwave, sink with mixer tap and drainer, plumbing for washing machine, tiled flooring, tiled walls, uPVC double glazed window

### FAMILY ROOM

12'11" x 9'1"

Tiled flooring with underfloor heating, long standing radiator, partly tiled walls, uPVC double glazed French doors leading to rear garden

### WC

WC, wash hand basin with mixer tap and vanity units, tiled flooring, tiled walls, extractor fan, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

12'3" x 8'5"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 2

8'1" x 7'5"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### SHOWER ROOM

WC, circular wash hand basin with mixer tap and vanity units, shower cubicle with mixer, tiled flooring, tiled walls, long standing radiator, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 3

12'3" x 11'8"

Carpeted, radiator, fitted wardrobes, x2 skylight windows

### BEDROOM 4

12'2" x 7'5"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### OFFICE / STUDY

7'7" x 4'6"

Carpeted, radiator, fitted wardrobes, plumbing for WC etc to be converted back to a shower room / ensuite

### OUTSIDE

Slabbed front garden with metal fence surrounds. To the rear of the property is a low maintenance garden with wooden fence surrounds. There is also access to a driveway / single garage en-bloc.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: C

Council Tax Rate: £2,140.20

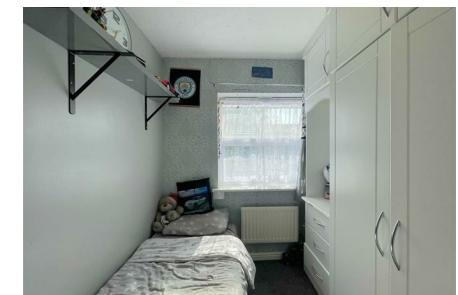
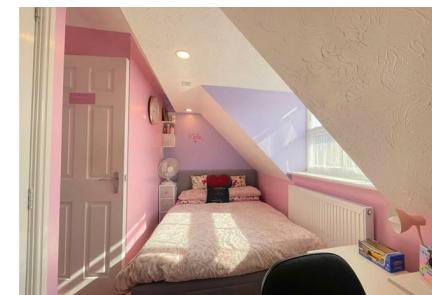
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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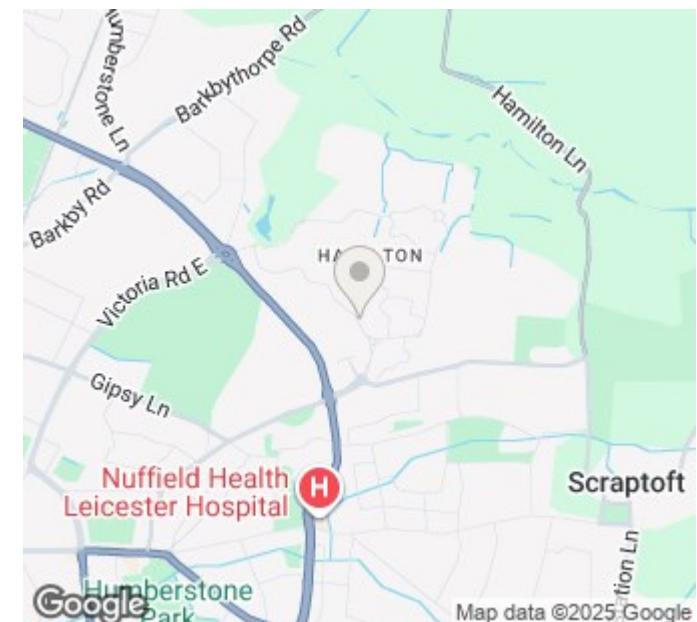
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Council Tax Band

C



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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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