

FOR SALE



COLUMBINE ROAD  
HAMILTON  
LEICESTER  
LE5 1UG

£335,000

FEATURES

- Freehold
- Sought after location
- Off road parking
- Dining room
- Office/study
- Extended semi-detached house
- Three bedrooms inc ensuite
- Lounge
- Kitchen
- Family bathroom + downstairs WC



 **SETHS**

# 3 Bedroom Semi-Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Carpeted, radiator, staircase leading to first floor.

### LOUNGE

11'0" x 15'9"

Carpeted, x2 radiators, box bay uPVC double glazed window.

### DINING ROOM

9'9" x 7'4"

Carpeted, radiator, understairs storage cupboard, sliding patio door leading to rear garden.

### KITCHEN

15'6" x 9'4"

Wall and base units with worktops over, sink with mixer tap and drainer, space for cooker with extractor hood, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, carpeted, partly tiled walls, radiator, uPVC double glazed window, uPVC double glazed door leading to rear garden.

### OFFICE/STUDY

7'9" x 4'8"

Carpeted, uPVC double glazed window, access to downstairs WC.

### WC

WC, wash hand basin with splashback tiles, tiled flooring, extractor fan, uPVC double glazed window.

## FIRST FLOOR

### BEDROOM 1

15'10" x 10'11"

Carpeted, radiator, uPVC double glazed window, ensuite.

### ENSUITE

WC, wash hand basin with mixer tap and vanity units, corner shower cubicle, lino flooring, cladded walls, towel radiator, extractor fan, uPVC double glazed window.

### BEDROOM 2

15'10" x 12'2"

Carpeted, x2 radiators, uPVC double glazed window.

### BEDROOM 3

8'2" x 14'3"

Carpeted, radiator, storage cupboard, uPVC double glazed window.

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, uPVC double glazed window.

### OUTSIDE

To the front of the property is a driveway with off road parking for 1 car. To the rear of the property is a three tiered garden with a wooden fence and brick walls surround. There is the added benefit of a slabbed patio area ideal for outdoor dining.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

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





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

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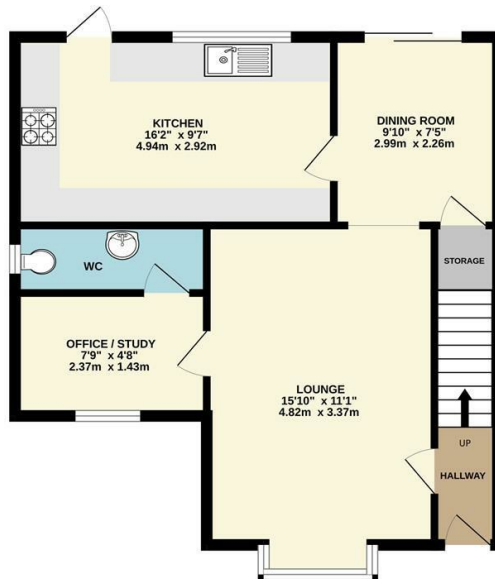
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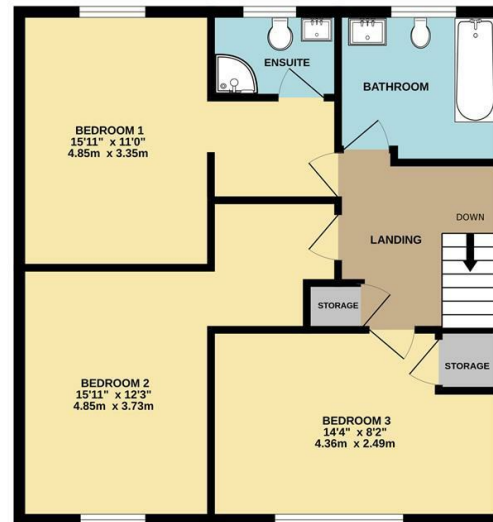
Council Tax Band

C

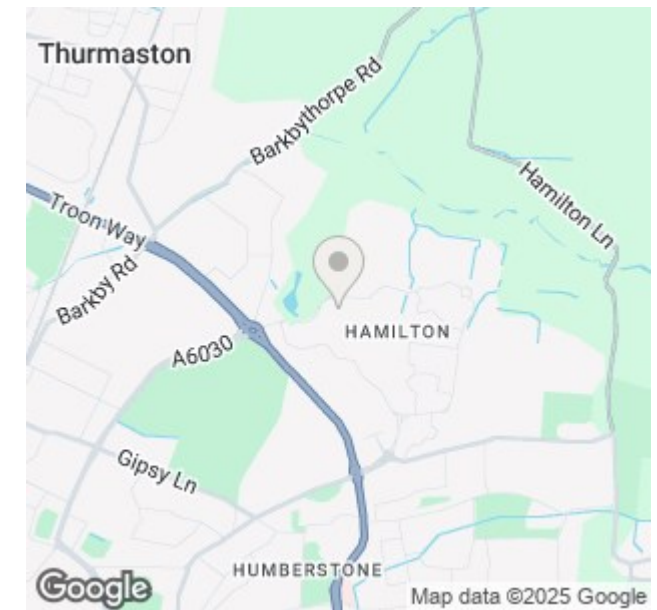
GROUND FLOOR



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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