

FOR SALE



House - Terraced

# ORCHID CLOSE, HAMILTON, LEICESTER, LE5 1SX

## £300,000

### FEATURES

- Four Bedrooms
- Viewings By Appointment Only
- Hamilton
- Off Road Parking
- Gas Central Heating
- Mid Terraced
- En Suite
- Ground Floor W/C
- Double Glazing
- Conservatory



**SETHS**

# 4 Bedroom House - Terraced located in Leicester

## GROUND FLOOR

### ENTRANCE HALL

Tiled flooring, access to the living room and downstairs WC.

### W/C

Tiled flooring, radiator, wash hand basin and toilet.

### LOUNGE

16'11" x 13'5"

Spacious reception room with laminate flooring, two radiators and a square bay window to the front aspect. Open plan access into the dining area.

### DINING ROOM

8'7" x 8'0"

Laminate flooring, radiator and double doors opening into the conservatory.

### CONSERVATORY

13'3" x 11'3"

Double glazed windows to all sides, laminate flooring, radiator, and French doors leading to the garden.

### KITCHEN

8'7" x 8'0"

Fitted with base and eye-level units, stainless steel sink, oven with 4-ring gas hob, splashback and extractor hood. Double glazed window overlooking the conservatory, lino flooring, and radiator. Opens into the utility area.

### UTILITY ROOM

5'9" x 4'11"

Additional base and eye-level units, sink, and plumbing for a washing machine and dryer. Door to the rear garden and further door leading to Bedroom One.

## BEDROOM FOUR

17'10" x 7'10"

Laminate flooring, radiator, and double glazed windows to the front aspect.

## FIRST FLOOR

### LANDING

Carpet flooring, radiator, and access to all first-floor rooms.

### BEDROOM ONE

13'5" x 12'0"

Generous double bedroom with laminate flooring, fitted wardrobes, radiator, storage cupboard, and double glazed window. Access to en-suite.

### EN SUITE

Tiled throughout with wash hand basin, toilet, standing shower, radiator, and frosted double glazed window.

### BEDROOM TWO

7'9" x 7'9"

Laminate flooring, radiator, and double glazed window to the rear aspect.

### BEDROOM THREE

11'0" x 7'9"

Laminate flooring, radiator, and double glazed window.

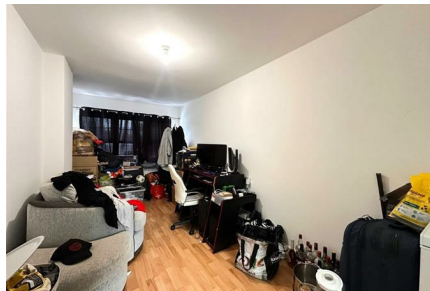
### BATHROOM

Tiled flooring, partially tiled walls with modern panelling, radiator, wash hand basin, WC, and bathtub with shower over. Double glazed window.

### OUTSIDE

The rear garden features a slabbed patio area leading onto a grass lawn, with a wooden shed included. The garden is fully enclosed and secluded by wooden fencing running along the perimeter.





### ADDITIONAL INFORMATION

Tenure: Freehold

EPC rating: C

Council Tax Band: C (Leicester)

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

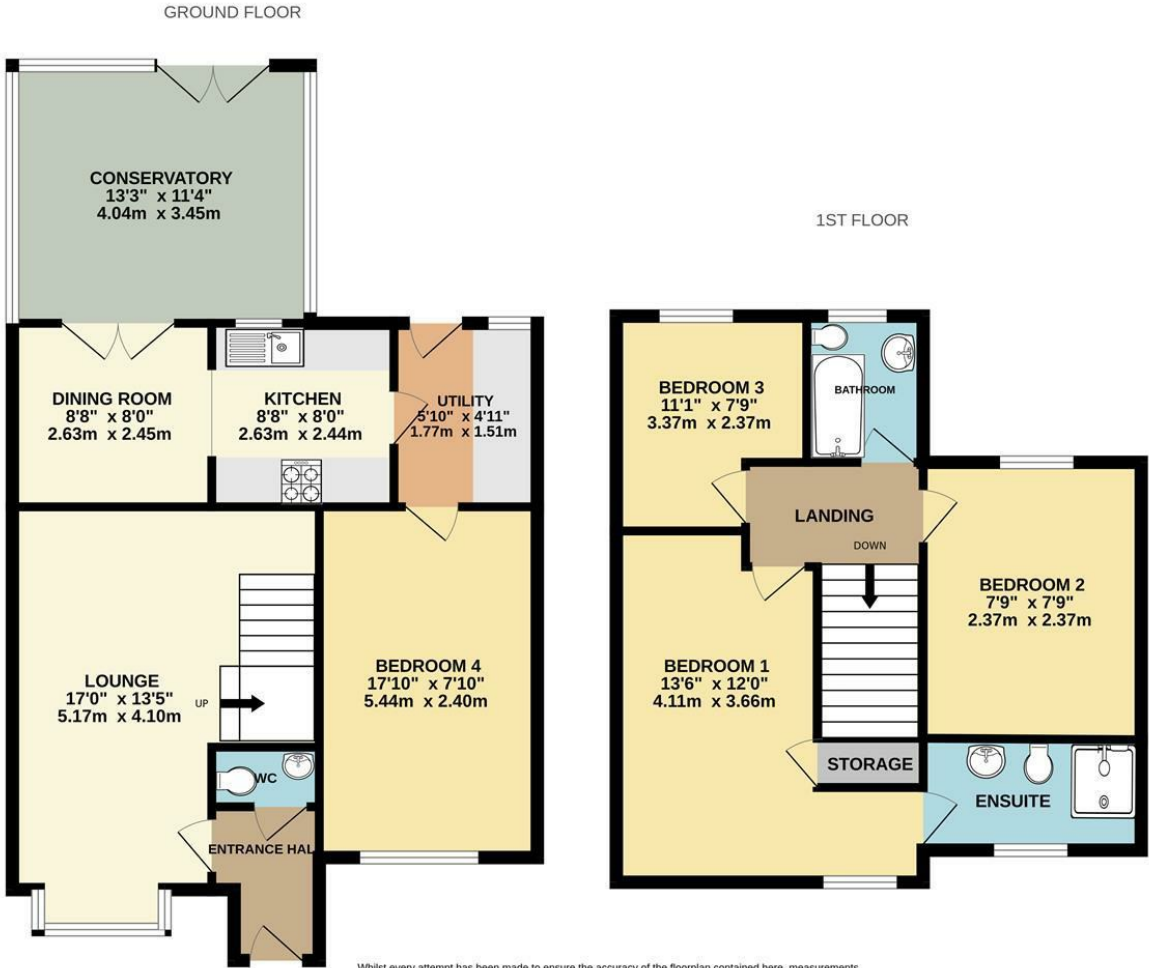
Broadband availability: Superfast Fibre Broadband

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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 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) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>86</b> |
| (69-80) <b>C</b>                            | <b>73</b>                  |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>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.

