

FOR SALE



COLTSFOOT ROAD
HAMILTON
LEICESTER
LE5 1RZ

£360,000

FEATURES

- Freehold
- Popular LE5 location
- Driveway for 3 cars
- Living Room (garage conversion)
- Family bathroom + downstairs WC
- Detached House
- 4 bedrooms inc ensuite
- Lounge / Diner
- Spacious kitchen
- Low maintenance rear garden



 **SETHS**

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE AREA

Laminate flooring, radiator, uPVC double glazed window

LOUNGE / DINER

25'5" (max) x 11'10" (max)

Laminate flooring, x3 radiators, gas fireplace, space for dining table, staircase to first floor, understairs storage cupboard, sliding patio doors leading to rear garden

KITCHEN

15'8" x 10'6"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, circular sink with mixer tap, plumbing for washing machine, space for dryer, space for fridge / freezer, breakfast bar stool area, tiled flooring, partly tiled walls, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden, door leading to living room

LIVING ROOM

17'0" x 7'10"

Carpeted, radiator, uPVC double glazed window

WC

WC, wash hand basin, laminate flooring, partly tiled walls, radiator, extractor fan

FIRST FLOOR

BEDROOM 1

15'7" x 7'6"

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

ENSUITE

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

BEDROOM 2

13'7" x 8'3"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

9'3" x 7'11"

Laminate flooring, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 4

10'7" x 6'3"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, 'L-shaped' bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a paved driveway with off road parking space for 3 cars. To the rear of the property is a low maintenance garden partly slabbed, partly laid to lawn with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: D

Council Tax Rate: £2,407.72

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

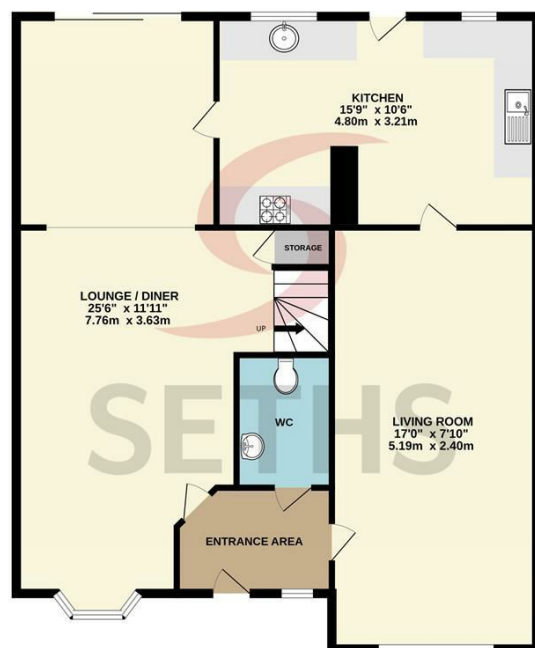
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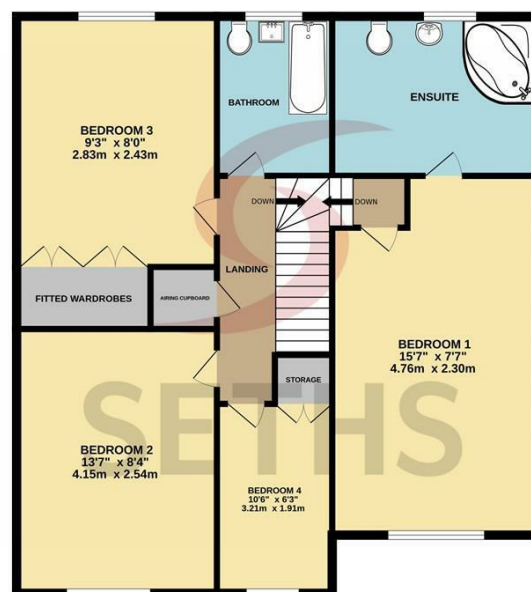
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www.seths.co.uk

GROUND FLOOR



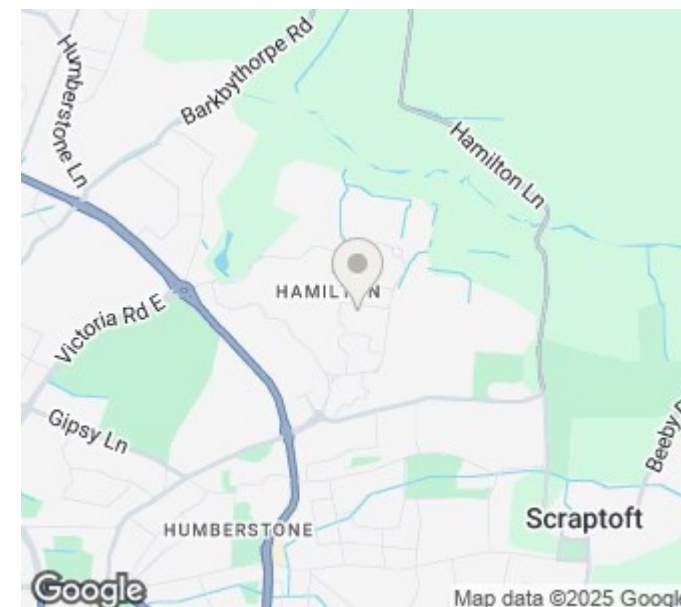
1ST FLOOR



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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Council Tax Band

D



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