

FOR SALE



# COLTSFOOT ROAD HAMILTON LEICESTER LE5 1RZ

Offers Over  
**£475,000**

## FEATURES

- No chain
- Sought after LE5 location
- Driveway for 2 cars
- Detached Family Home
- Close to many local amenities
- Extended Modern Kitchen / Diner with utility area
- Spacious Living Room + Lounge
- Ample storage space
- Four bedrooms inc an ensuite
- Beautiful garden



**SETHS**

# 4 Bedroom Detached House for sale in Leicester

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor

### LOUNGE

15'1" (max) x 13'11"

Carpeted, radiator, gas fireplace, x2 uPVC double glazed windows

### LIVING ROOM

17'8" x 13'6" (max)

Laminate flooring, radiator, gas fireplace, uPVC double glazed walk in bay window with door leading to garden, uPVC French double doors leading to rear garden.

### KITCHEN / DINER

29'2" (max) x 15'5"

Wall and base units with worktops over, electric 4 ring gas hob with extractor hood, sink with mixer tap, built-in double oven, built-in microwave, tiled flooring, partly tiled walls, radiators, x2 skylight windows, x3 uPVC double glazed windows, uPVC French doors leading to rear garden.

### UTILITY AREA

6'9" x 4'6"

Wall and base units with worktops over, sink with mixer tap and drainer, tiled flooring, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window

### WC

WC, wash hand basin, laminate flooring, partly tiled walls, extractor fan, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

14'0" x 12'5" (max)

Carpeted, radiator, x2 uPVC double glazed windows, ensuite

### ENSUITE

WC, wash hand basin, shower cubicle, carpeted, partly tiled walls, extractor fan, uPVC double glazed window

### BEDROOM 2

11'2" x 9'10"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3 / DRESSING ROOM

11'2" (max) x 10'5"

Carpeted, fitted wardrobes, radiator, uPVC double glazed window

### BEDROOM 4 / STUDY

11'3" (max) x 7'1" (max)

Carpeted, radiator, uPVC double glazed window, storage cupboard

### BATHROOM

WC, wash hand basin, bathtub with mixer tap and shower overhead, vinyl flooring, partly tiled walls, extractor fan, uPVC double glazed window

## OUTSIDE

To the front of the property is a driveway for approx 4 cars. Stepping through the patio doors to the rear, you are welcomed into a beautifully established natural garden that offers a true sense of peace and privacy. A thoughtfully positioned seating area overlooks the tranquil pond, creating the perfect spot to relax and unwind. Surrounded by mature trees and well-established shrubs, the garden attracts an abundance of birds and wildlife, bringing the outdoors to life throughout the seasons.

## 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



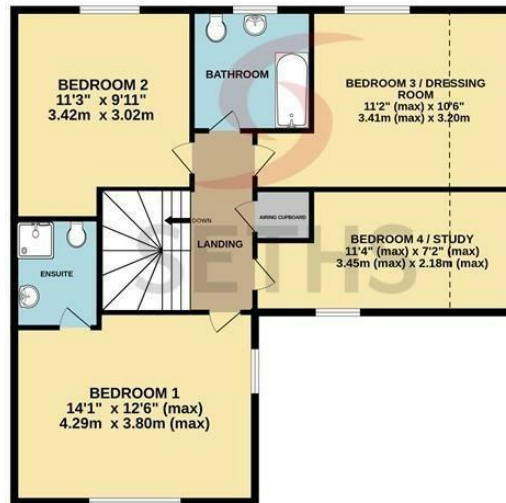


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GROUND FLOOR



1ST FLOOR



Call us on

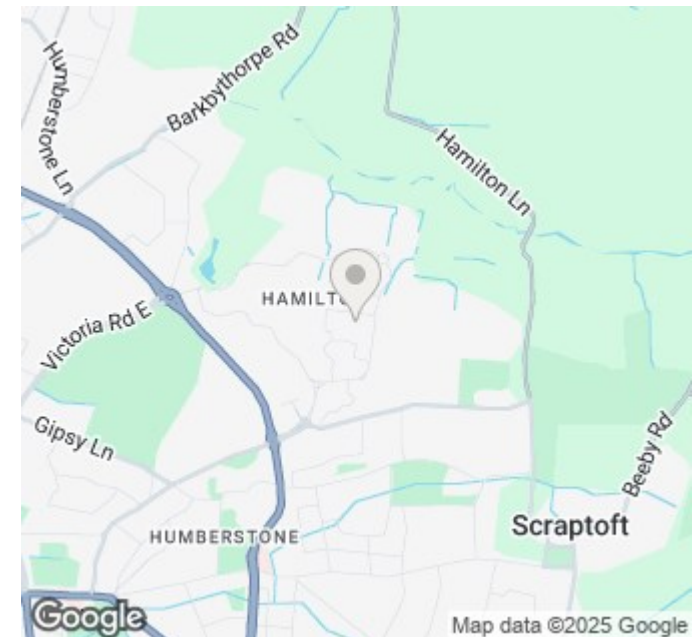
**0116 266 9977**

[info@seths.co.uk](mailto:info@seths.co.uk)

[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

**D**



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.

