

FOR SALE



ORCHID CLOSE, HAMILTON, LEICESTER, LE5 1SX

£300,000

FEATURES

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



 **SETHS**

4 Bedroom Terraced House for sale in Leicester

GROUND FLOOR

ENTRANCE HALL

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

LOUNGE / DINER

25'7" (max) x 13'5" (max)

Spacious reception room with laminate flooring, x3 radiators, double doors opening into the conservatory and a square bay window to the front aspect.

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.

CONSERVATORY

13'3" x 11'3"

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

BEDROOM FOUR

17'10" x 7'10"

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

W/C

Tiled flooring, radiator, wash hand basin and toilet.

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.

COUNCIL TAX BAND - C

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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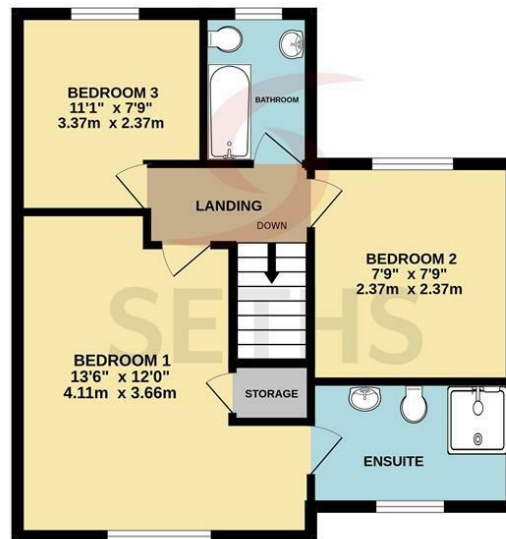
Council Tax Band

C

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 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.

