



Hauseit

LEICESTER'S BOUTIQUE ESTATE AGENCY

1 Orchid Close

HAMILTON · LEICESTER · LE5 1SX

OFFERS OVER **£425,000**

4
BEDROOMS

2
BATHROOMS

Detached
HOUSE

Freehold
TENURE

A detached family home on a quiet Hamilton close

Set on a quiet close in Hamilton, north-east Leicester, 1 Orchid Close is a four-bedroom detached family home of around 1,372 sq ft, with a west-facing garden, driveway parking and an integral garage.

The bay-windowed living room measures over fourteen feet in each direction, and the kitchen opens into a dining area to make one sociable space. An entrance hall and cloakroom complete the ground floor.

Upstairs, the primary bedroom has its own en-suite shower room, alongside two further double bedrooms, a single bedroom and the family bathroom.

Outside, a west-facing garden with a patio sits behind the house, with parking on the driveway and in the garage.

Key features

- Four bedrooms – primary with en-suite shower room
- Bay-windowed living room of 14'3" x 14'10"
- Open-plan kitchen and dining area
- Around 1,372 sq ft (127 sq m) over two floors
- Integral garage and driveway parking
- West-facing rear garden with patio
- Gas central heating · EPC rating C
- Freehold · Council tax band D



The bay-windowed living room



The kitchen, with its curved breakfast bar

OFFERS OVER
£425,000

TENURE
Freehold

COUNCIL TAX
Band D

EPC RATING
C (74)



The dining area, with sliding doors onto the patio



Kitchen, open to the dining area



Entrance hall



Ground-floor cloakroom



The patio outside the kitchen



The primary bedroom, with fitted wardrobes and an en-suite shower room



Bedroom two



Bedroom three



En-suite shower room



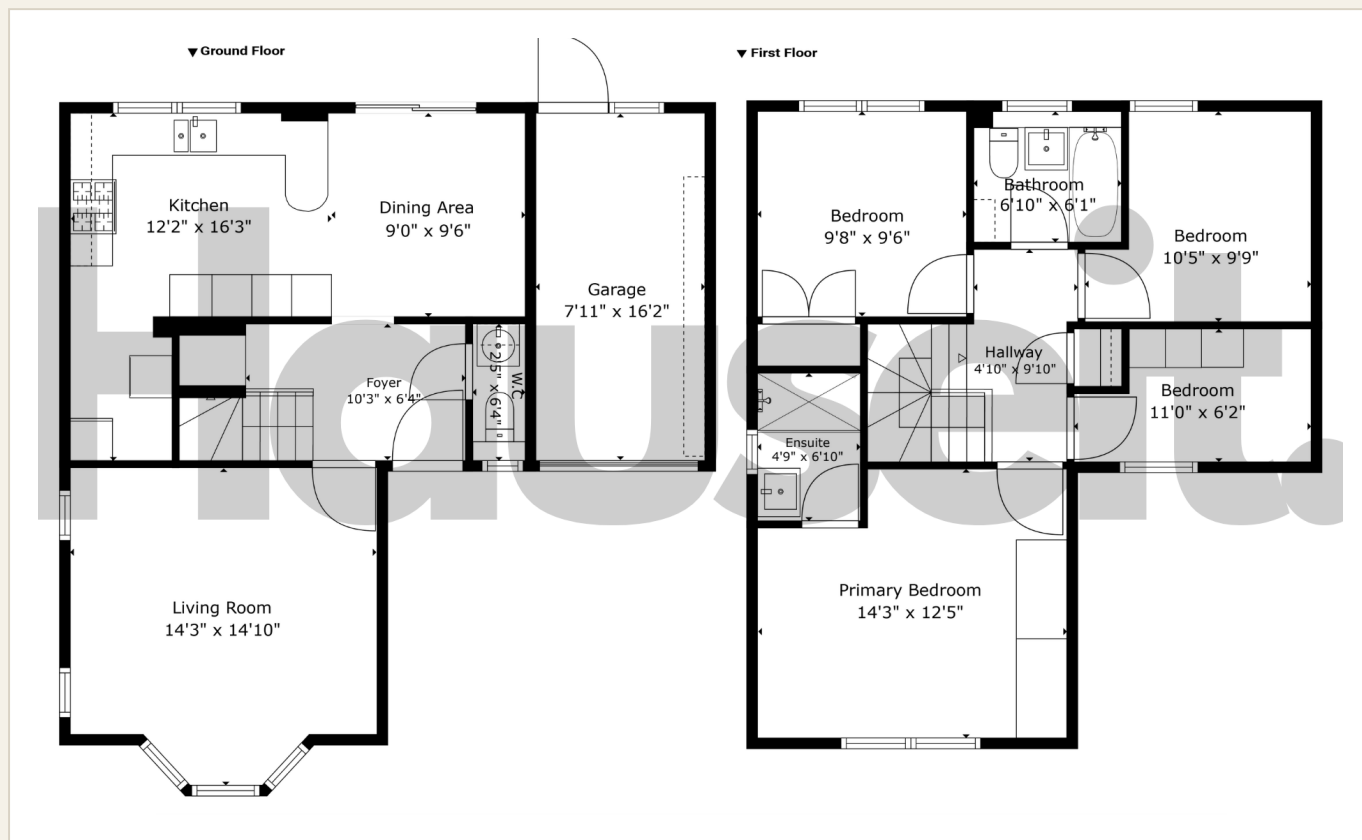
Bedroom four, currently a study



Family bathroom

Accommodation

Approx. total area 1,372 sq ft · 127 sq m · two floors



Ground floor

Entrance hall	10'3" x 6'4" · 3.12m x 1.93m
Cloakroom	2'5" x 6'4" · 0.74m x 1.93m
Living room	14'3" x 14'10" · 4.34m x 4.52m
Kitchen	12'2" x 16'3" · 3.71m x 4.95m
Dining area	9'0" x 9'6" · 2.74m x 2.90m
Integral garage	7'11" x 16'2" · 2.41m x 4.93m

First floor

Landing	4'10" x 9'10" · 1.47m x 3.00m
Primary bedroom	14'3" x 12'5" · 4.34m x 3.78m
En-suite	4'9" x 6'10" · 1.45m x 2.08m
Bedroom two	10'5" x 9'9" · 3.18m x 2.97m
Bedroom three	9'8" x 9'6" · 2.95m x 2.90m
Bedroom four	11'0" x 6'2" · 3.35m x 1.88m
Family bathroom	6'10" x 6'1" · 2.08m x 1.85m

Room sizes are approximate and taken from the floor plan, which is for illustration only and not to scale.

Hamilton, north-east Leicester

Hamilton is Leicester's most north-easterly suburb, laid out from the late 1980s on the edge of the city, just inside the A563 outer ring road. It is a neighbourhood of modern family homes with its own schools, a large Tesco Extra and open green space, around four miles from the city centre.

Schools

- Kestrel Mead Primary Academy (nursery to Year 6)
- Hope Hamilton C of E Primary School
- Sandfield Close Primary School
- Orchard Mead Academy (ages 11–16), Keyham Lane West
- Gateway Sixth Form College, Hamilton

Getting around

- A563 outer ring road on the doorstep
- A46 and A607 for Syston, Melton Mowbray, Nottingham and the M1
- Regular buses into the city centre
- Leicester station: London St Pancras in just over an hour

Shopping

- Tesco Extra on Maidenwell Avenue
- Local shops and services on the estate
- Thurmaston Shopping Centre and the A607 retail parks
- Leicester city centre and Highcross around four miles away

Green space

- Open countryside and the medieval village site beside the estate
- Watermead Country Park's lakes and trails a short drive away
- Golf at Humberstone Heights



A corner plot at the entrance to the close



The west-facing rear garden



Arrange a viewing

Viewings are strictly by appointment through Hauseit.

CALL

0116 216 6777

ONLINE

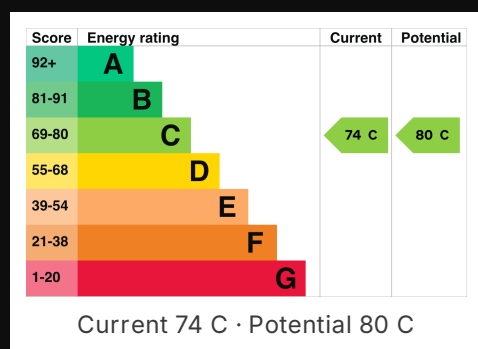
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OFFICE

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MATERIAL INFORMATION

Price: offers over £425,000 · Tenure: freehold

Council tax: band D, Leicester City Council · EPC rating: C (74)

Detached house over two floors, approx. 1,372 sq ft (127 sq m)

Mains gas, electricity, water and drainage · Gas central heating

AS SEEN IN THE NEGOTIATOR · LEICESTER MERCURY

These particulars are intended to give a fair description of the property and do not form part of any offer or contract. Measurements are approximate and photographs show only certain parts of the property as they appeared at the time. Services, appliances and fittings have not been tested. Buyers should satisfy themselves by inspection or otherwise as to the accuracy of each statement, and no employee of Hauseit Ltd has authority to make or give any representation or warranty in relation to this property.

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