



Hauseit

LEICESTER'S BOUTIQUE ESTATE AGENCY

4 Raywell Road

HAMILTON · LEICESTER · LE5 1WX

GUIDE PRICE **£530,000**

4
BEDROOMS

Extended
FAMILY HOME

Detached
HOUSE

Freehold
TENURE

A detached family home, extended with a light-filled family room

4 Raywell Road is a four-bedroom detached house of around 1,748 sq ft on one of Hamilton's newest streets, built in 2018 and since extended with a nineteen-foot family room opening onto the garden through bi-fold doors.

Downstairs there is a panelled living room at the front, a study, and a kitchen and dining area that runs into the family room, with roof lights and a serving hatch from the kitchen, plus a pantry and a utility room with WC. Upstairs are four bedrooms – the principal with fitted wardrobes and an en-suite – and the family bathroom.

Outside, a driveway leads to the garage, and the rear garden has a patio, a lawn and a decked seating area.

Key features

- Four bedrooms – principal with en-suite
- Family room with bi-folds and roof lights
- Kitchen, dining area, pantry and utility/WC
- Panelled living room and a separate study
- Around 1,748 sq ft · plantation shutters
- Driveway and garage · gas heating · EPC B
- Freehold · Council tax band E



The family room, with bi-fold doors to the garden



The kitchen

GUIDE PRICE

£530,000

TENURE

Freehold

COUNCIL TAX

Band E

EPC RATING

B (85)



The kitchen and dining area, open to the family room and the garden beyond



The dining area, with the pantry and utility beyond



The family room and its hatch to the kitchen



The family room, looking back to the dining area



From the sink, through the hatch to the family room



The living room, with panelled walls and plantation shutters



The study



The entrance hall, looking through to the garden



Utility room and WC



The living room



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



Bedroom two, with sliding wardrobes



Bedroom three



Bedroom four



En-suite shower room



Family bathroom



The extension from the garden, with the bi-fold doors open onto the patio



The lawn, with the decking at the far end



The decked seating area



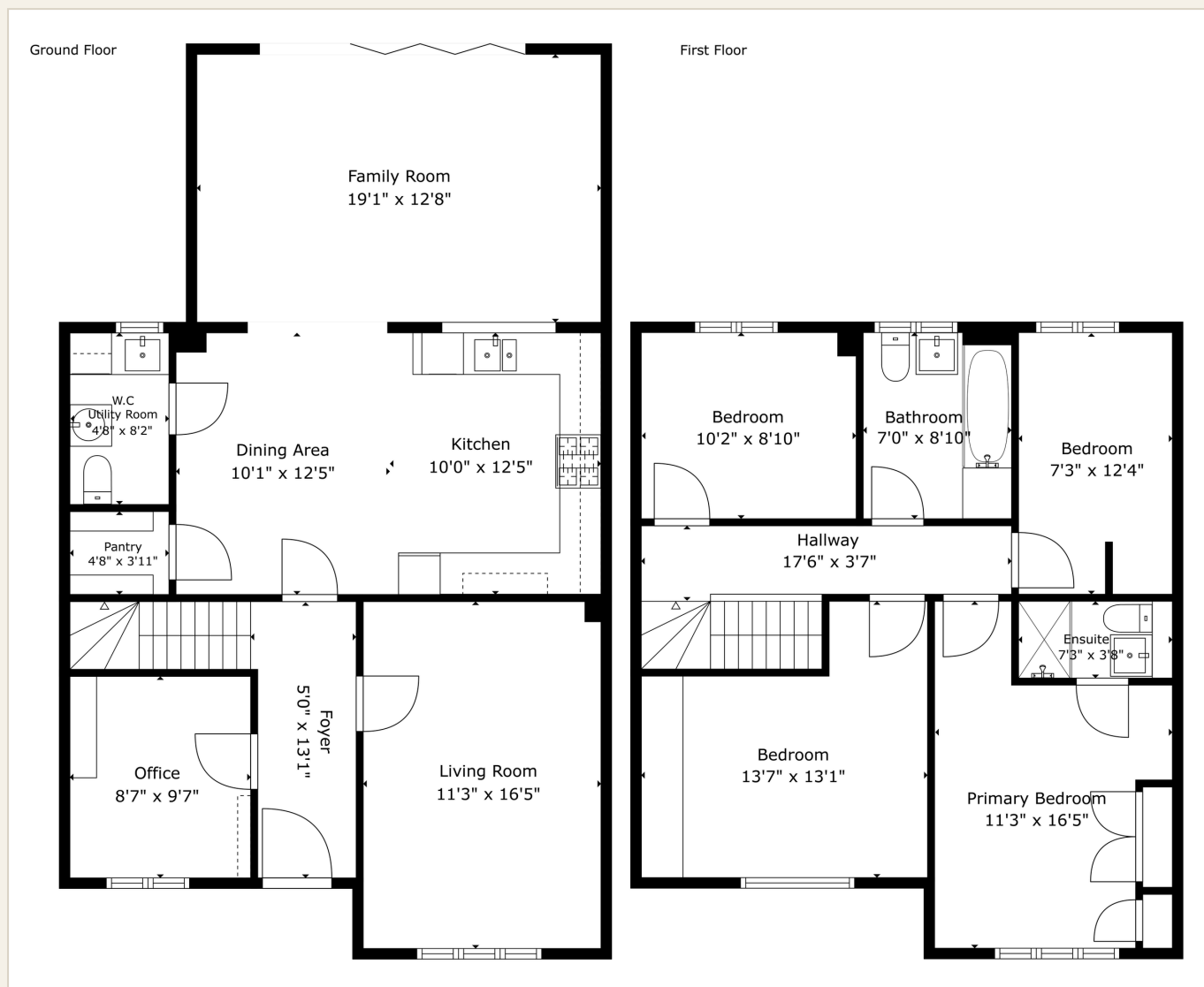
The driveway and garage



The front door

Accommodation

Approx. total area 1,748 sq ft · 162 sq m · two floors



Ground floor

Entrance hall	5'0" x 13'1" · 1.52m x 3.99m
Living room	11'3" x 16'5" · 3.43m x 5.00m
Study	8'7" x 9'7" · 2.62m x 2.92m
Kitchen	10'0" x 12'5" · 3.05m x 3.78m
Dining area	10'1" x 12'5" · 3.07m x 3.78m
Family room	19'1" x 12'8" · 5.82m x 3.86m
Pantry	4'8" x 3'11" · 1.42m x 1.19m
Utility room and WC	4'8" x 8'2" · 1.42m x 2.49m

First floor

Landing	17'6" x 3'7" · 5.33m x 1.09m
Principal bedroom	11'3" x 16'5" · 3.43m x 5.00m
En-suite	7'3" x 3'8" · 2.21m x 1.12m
Bedroom two	13'7" x 13'1" · 4.14m x 3.99m
Bedroom three	10'2" x 8'10" · 3.10m x 2.69m
Bedroom four	7'3" x 12'4" · 2.21m x 3.76m
Family bathroom	7'0" x 8'10" · 2.13m x 2.69m

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. Raywell Road is on the newest part of the estate, completed in 2018, a few minutes' walk from the schools on Keyham Lane West, with the Tesco Extra, open green space and the city centre, around four miles away, all within easy reach.

Schools

- Orchard Mead Academy (ages 11–16), Keyham Lane West – a quarter of a mile
- Kestrel Mead Primary Academy (nursery to Year 6) – under half a mile
- Scraftoft Valley Primary School and Hope Hamilton C of E Primary
- 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



The house from Raywell Road



The enclosed rear garden



Arrange a viewing

Viewings are strictly by appointment through Hauseit.

CALL

0116 216 6777

EMAIL

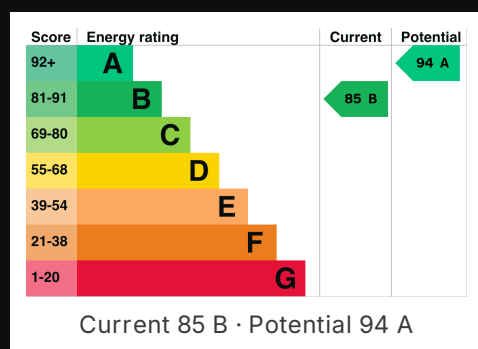
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OFFICE

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MATERIAL INFORMATION

Price: guide price £530,000 · Tenure: freehold

Council tax: band E, Leicester City Council · EPC rating: B (85)

Detached house over two floors, approx. 1,748 sq ft (162 sq m), built 2018 and since extended

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.