

OFFERS OVER: £ 550,000

# BARLOW ROAD, HAMILTON, LEICESTER



* GUIDE: £550,000 - £575,000* This exceptional detached family home is set on a generous plot within a peaceful, well-kept cul-de-sac in Hamilton. The property immediately impresses with its attractive double-fronted design, neat landscaping and commanding kerb appeal. To the front, a spacious driveway provides ample off-road parking and leads to a double garage, ensuring the home caters perfectly for the needs of modern family life.





The interior is presented in excellent condition throughout and has been thoughtfully upgraded to a high standard. A bright and welcoming hallway gives access to the principal ground floor rooms, where a spacious lounge provides the perfect setting for relaxed evenings with family and friends. At the heart of the home lies the impressive open-plan kitchen/diner/breakfast room, finished with premium granite worktops and designed to accommodate both entertaining and everyday living. French doors open directly onto the garden, allowing natural light to flood the space and offering a seamless flow between indoors and outdoors. A practical utility room ensures household tasks remain discreet, while a versatile study/snug provides flexibility for home working, a playroom, or a quiet retreat. A guest W.C completes the ground floor.











Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The master suite has been tastefully upgraded to create a true sanctuary, boasting a contemporary en-suite with modern tiling and a luxurious walk-in waterfall shower. The second bedroom also benefits from its own en-suite, perfect for guests or growing teenagers, while bedrooms three and four are both generously sized and served by a stylish family bathroom.











The exterior has been landscaped with ease of maintenance in mind. A generous porcelain patio provides the ideal setting for summer barbecues and outdoor entertaining, while the central astroturf lawn delivers year-round greenery with minimal upkeep. To the rear, the garden enjoys a private outlook with open field views, creating a sense of space and connection to the surrounding countryside.

















Hamilton itself is one of Leicester's most established suburban neighbourhoods, well regarded for its community spirit, excellent schools, and wealth of local amenities. The area is surrounded by open green spaces, making it ideal for families and those who enjoy outdoor leisure. With convenient access into Leicester city centre and nearby transport links, this home offers the perfect blend of modern family living in a highly sought-after setting.























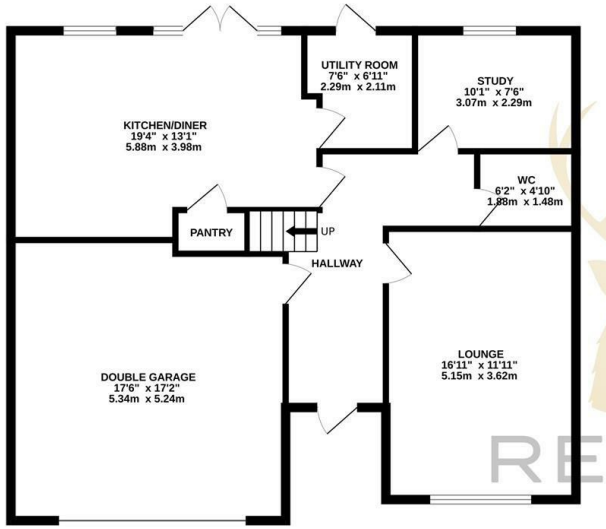




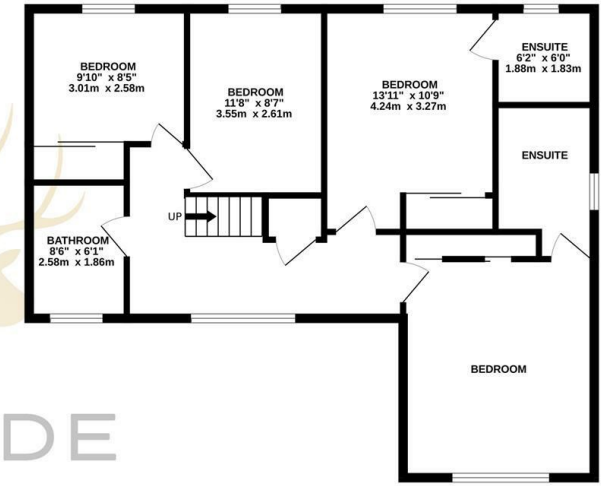


PLOT PLAN FOR GUIDANCE ONLY

GROUND FLOOR
1021 sq.ft. (94.8 sq.m.) approx.




1ST FLOOR
802 sq.ft. (74.5 sq.m.) approx.




REZIDE

TOTAL FLOOR AREA : 1823 sq.ft. (169.3 sq.m.) approx.

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.
Made with Metropix ©2025

# KEY FEATURES:

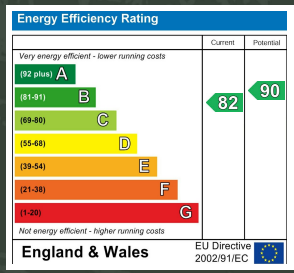
- Detached family home
- Driveway & double garage
- Granite work surfaces in kitchen/diner
- Lounge & study/snug
- Four bedrooms, two en-suites
- Upgraded master shower
- Porcelain patio & astroturf
- Open field views

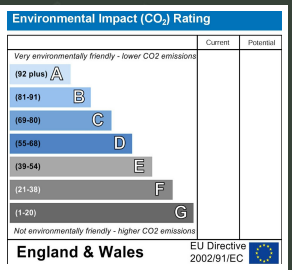

4

3

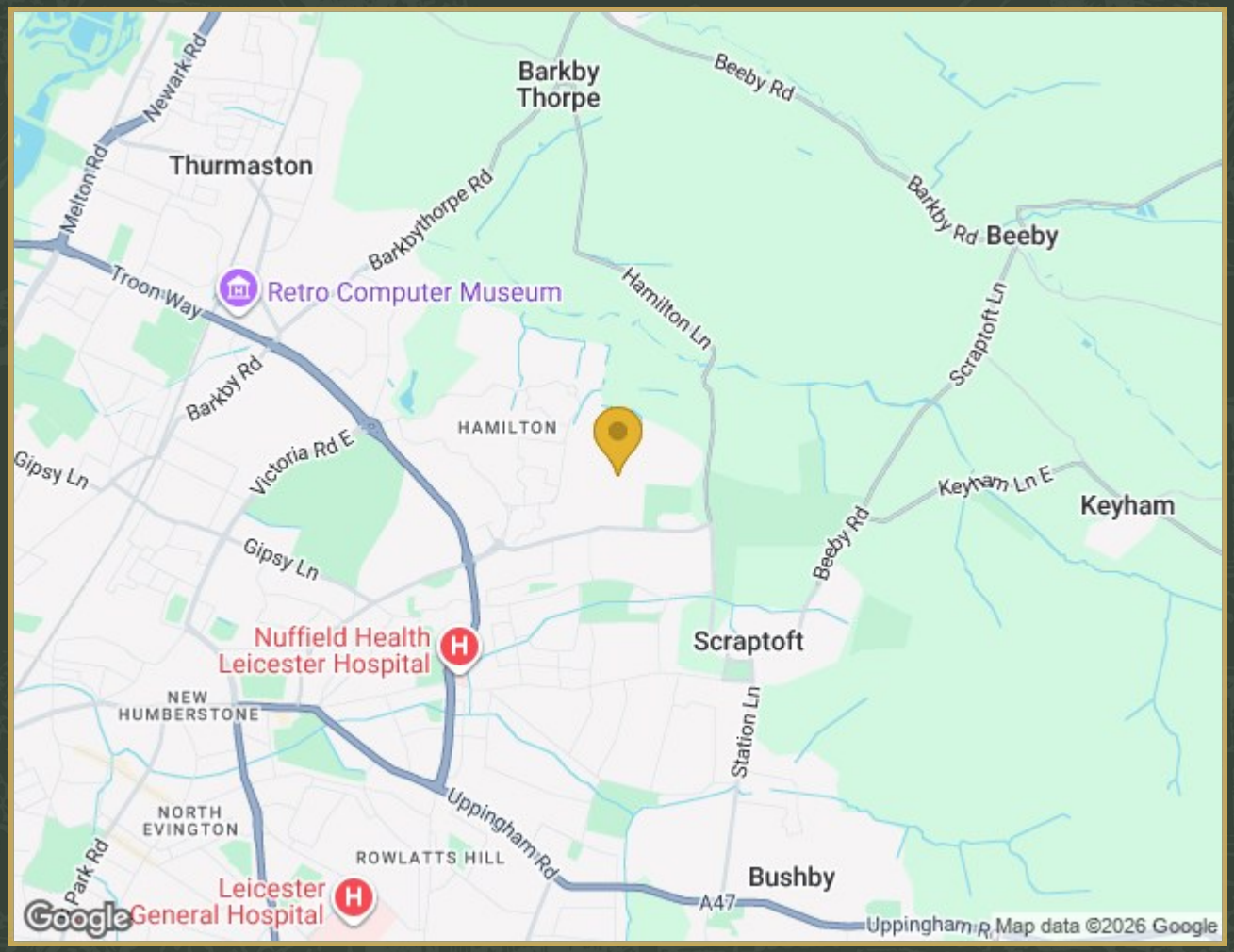
2

1823.00 sq ft



# Property Location




**12 Barlow Road, Hamilton, Leicester, LE5 1WL**