



**Connells**

Birkby Close  
Hamilton Leicester



## Property Description

Situated in a quiet cul-de-sac in the highly sought-after Hamilton area, this well-located home offers comfortable living accommodation, a generous plot, and excellent access to local amenities. Perfect for families or first-time buyers.

Hamilton is one of Leicester's most popular modern developments, known for its family-friendly environment and excellent local facilities, including well-regarded primary and secondary schools, nearby parks, green spaces, and walking routes, regular bus links into Leicester city centre and easy access to A47, A563 and outer ring road.

Inside, the property offers a practical and well-balanced layout, with bright and airy living spaces that flow naturally throughout. The lounge provides a welcoming area for relaxation, while the kitchen/dining room offers a sociable space for cooking, dining, and entertaining. Upstairs, the bedrooms are well-proportioned and supported by a modern family bathroom, making the home suitable for a range of lifestyles.

Outside, the property benefits from a good-sized rear garden, offering a private outdoor area perfect for children, pets, or summer gatherings. The front of the home provides a neat approach with driveway adding to the overall convenience.

Early viewing is highly recommended to fully appreciate the space, setting and convenience on offer.

## Entrance Hall

Welcoming entrance hall giving access to the main ground-floor rooms

## Ground Floor Wc

A stylish ground floor WC fitted with a modern wash basin and low-level WC, offering a convenient and well-presented addition to the home.

## Lounge

A beautifully appointed lounge area enjoying excellent natural light, offering an elegant and inviting space ideal for both relaxation and entertaining, stairs leading to the first floor. The room provides a refined setting with a comfortable flow through the ground floor, enhancing the overall sense of quality throughout the home.

## Kitchen

A beautifully presented kitchen offering a modern and functional space, fitted with a range of contemporary units and ample worktop surfaces and built in appliances. The room provides an ideal setting for cooking and dining, with a bright and airy feel that enhances the overall flow of the ground floor.

## Dining Room

offering an inviting space for family meals and entertaining, enhanced by excellent natural light and a seamless connection to the kitchen and garden. The room provides a comfortable and versatile setting, ideal for both everyday dining and more formal occasions.

## First Floor Landing

### Bedroom One

A generously sized principal bedroom offering a calm and refined retreat, enhanced by excellent natural light and a well-proportioned layout. The room provides ample space for furnishings and delivers a comfortable, high-quality feel

### Bedroom Two

A beautifully presented second bedroom offering a bright and comfortable space, ideal as a guest room, children's bedroom or home office. The room enjoys a pleasant outlook and provides a well-proportioned layout that enhances its versatility and overall appeal.

### Bedroom Three

The room enjoys a pleasant aspect and maintains the home's high-quality feel with its clean presentation and balanced proportions, double glazed window and radiator

## Shower Room

A beautifully finished shower room featuring a contemporary suite with a sleek walk-in shower, modern tiling and quality fittings throughout. The space offers a clean, stylish and practical design, providing a refined and comfortable addition to the upper floor.

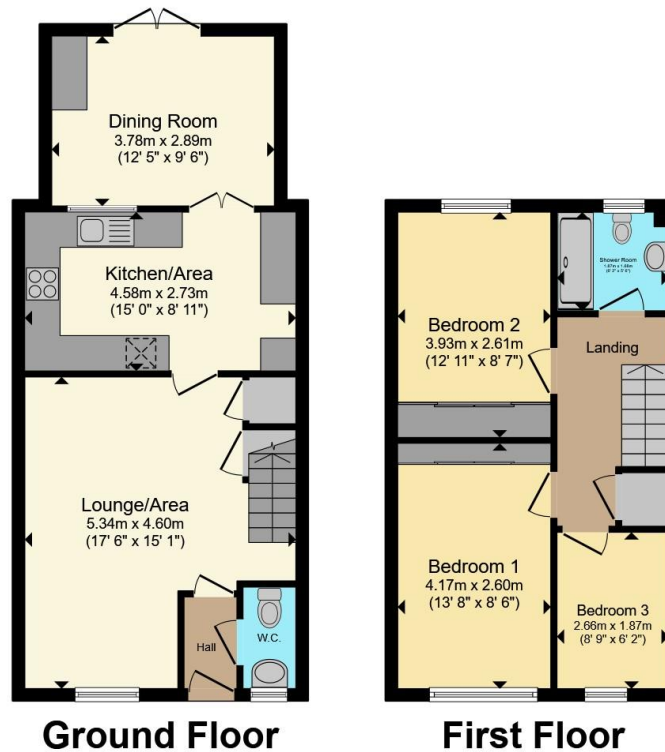
## Outside

The property enjoys an attractive frontage with a neat approach and convenient off-road parking, set within a quiet and well-kept cul-de-sac. To the rear, a beautifully maintained garden offers a private and versatile outdoor space, ideal for relaxation, entertaining or family use.









Total floor area 85.8 m<sup>2</sup> (924 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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EPC Rating: C Council Tax Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/LTR325993](https://www.connells.co.uk/Property/LTR325993)**



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Property Ref: LTR325993 - 0003