



Kestrel Lane, Hamilton Leicester LE5 1BH

welcome to

Kestrel Lane, Hamilton Leicester

Well-presented four-bedroom townhouse in Hamilton. This freehold property offers spacious accommodation over three floors, featuring a lounge/diner, family room, modern kitchen and office/study. Benefits include a shower room, downstairs WC, driveway and garage, all within walking distance to shops.

Entrance Hall

Door to the front and radiator.

Cloakroom

Double glazed window to the front, new WC, hand wash basin and combi boiler.

Lounge/Diner

12' x 12' 7" (3.66m x 3.84m)

Patio doors to the family room, underfloor heating and radiator.

Family Room

12' 1" x 9' 5" (3.68m x 2.87m)

Double glazed french doors to the rear, underfloor heating and radiator.

Kitchen

7' 8" x 9' (2.34m x 2.74m)

New fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, microwave and fridge freezer. Double glazed window to the front.

First Floor Landing

With storage cupboard.

Bedroom One

8' 9" x 10' 10" (2.67m x 3.30m)

Double glazed window to the rear, two fitted wardrobes and radiator.

Bedroom Four

7' 10" x 6' 3" (2.39m x 1.91m)

Double glazed window to the front, fitted wardrobe and radiator.

Shower Room

New bathroom fitted with a shower cubicle, WC, vanity hand wash basin and radiator. Double glazed window to the front.

Second Floor Landing

With stairs rising from the first floor.

Bedroom Two

8' 10" x 12' 7" (2.69m x 3.84m)

Two sky lights, fitted wardrobe, radiator and loft access.

Bedroom Three

7' 10" x 12' 7" (2.39m x 3.84m)

Double glazed window to the front, fitted wardrobe and radiator.

Office/Study

8' x 4' 11" (2.44m x 1.50m)

Fitted wardrobes and radiator.

Loft

The loft is mostly boarded and has a ladder for access.

Garage

To the rear of the property is a garage with power and lighting and a driveway for additional parking.

Front & Rear Of Property

To the front of the property is a paved garden. To the rear of the property is an easy to maintain landscaped garden with fenced boundaries and a gate for access to the garage.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

First Floor

Second Floor

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.focalagent.com



welcome to
Kestrel Lane,
Hamilton Leicester

- Townhouse
- Lounge/Diner and Family Room
- Modern Kitchen
- Four Bedrooms Plus Office/Study
- Driveway and Garage

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of
£300,000



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Property Ref:
LHS119686 - 0011

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