



Taylor's
Est. 1992

Sandhills Avenue, Hamilton, LE5
Leicester

£310,000

Property Description - Welcome to Sandhills Avenue, a beautifully presented and spacious three-storey townhouse located in the highly sought-after area of Hamilton, LE5.

This impressive property offers a fantastic layout perfect for growing families or those in need of flexible living space. The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, a versatile reception room, and a modern open-plan kitchen/dining area with ample space for family meals and entertaining. The kitchen is well-equipped with integrated appliances and offers direct access to the rear garden.

On the first floor, you'll find a generously sized lounge with Juliet balcony and a large double bedroom, along with a family bathroom and a double bedroom. The top floor features three further bedrooms, including the main bedroom which benefits from an en-suite shower room.

The property also includes gas central heating, double glazing throughout, and parking to the rear.

Located in a family-friendly neighbourhood, this home is within easy reach of local schools, shops, and amenities, as well as offering excellent transport links into Leicester city centre and beyond.

Early viewing is highly recommended, please contact Taylors Estate Agency to arrange your visit!

Entrance Hall -

Kitchen/Diner - 4.96 x 4.41 (16'3" x 14'5") -

Ground Floor Reception Room/Bedroom Five - 4.16 x 3.21 (13'7" x 10'6") -

Downstairs Wc - 2.06 x .086 (6'9" x .282'1") -

First Floor Landing -

First Floor Bedroom - 3.53 x 2.98 (11'6" x 9'9") -

First Floor Reception Room - 6.12 x 4.43 (20'0" x 14'6") -

Bathroom - 2.57 x 1.85 (8'5" x 6'0") -

Second Floor Landing -

Master Bedroom - 5.33 x 3.54 (17'5" x 11'7") -

Ensuite Shower Room - 3.01 x 1.49 (9'10" x 4'10") -





Spacious four-bedroom home | Set across three stories | Modern fitted kitchen | Ideal family home | Close to local amenities | Please contact Taylors to arrange your visit

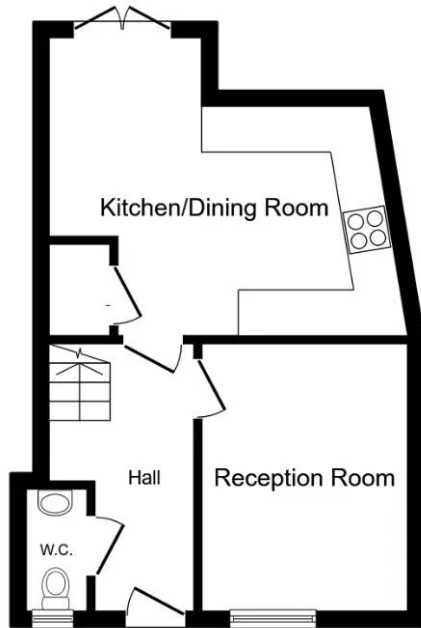
- Spacious four-bedroom family home
- Set across three floors
- Modern fitted kitchen
- Ensuite to master bedroom
- Situated in a highly popular location
- Close to local amenities
- Ideal family home
- Please contact Taylors to arrange your visit

Council Tax Band: D

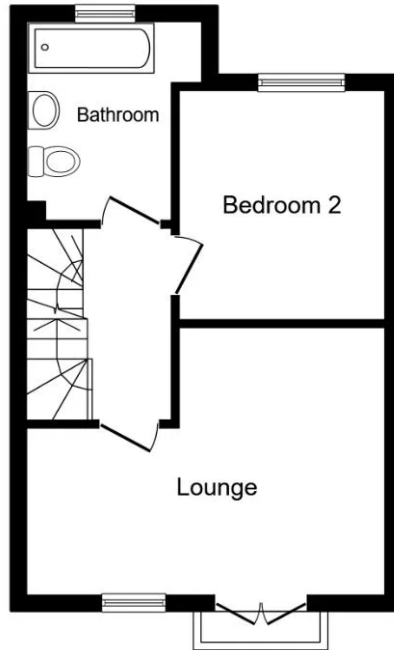
Tenure: Freehold

Property Type: Terraced House

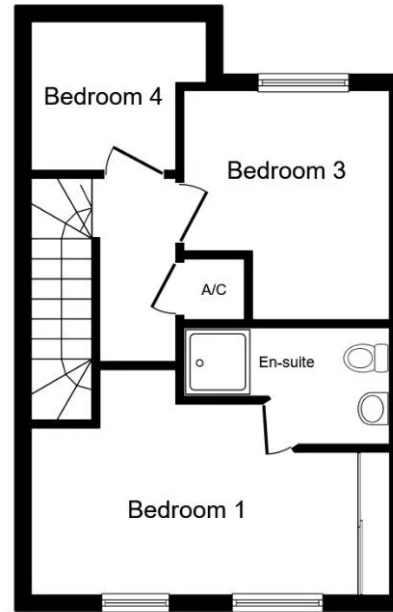




Ground Floor



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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

Taylor's Estate Agency

4 Woodgate Rothley Leicester, Rothley Leicester, Leicester

0116 326 6464

hello@taylorsestate.agency

https://taylorsestate.agency/

