

1 Meadowsweet Road, Hamilton, LE5 1TP

Offers Over **£400,000**

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

Meadowsweet Road

Hamilton, Leicester, LE5 1TP

A modern four bedroom detached home. Open-plan kitchen-diner, flexible living areas. Family bathroom and ensuite. Spacious plot with private driveway, Close to schools and amenities. No upward chain.
Council Tax band: D

Tenure: Freehold

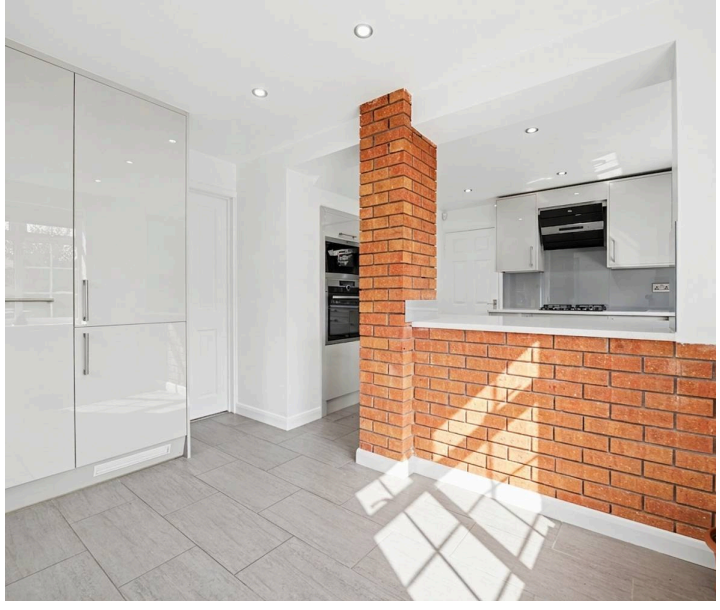
EPC Energy Efficiency Rating: C

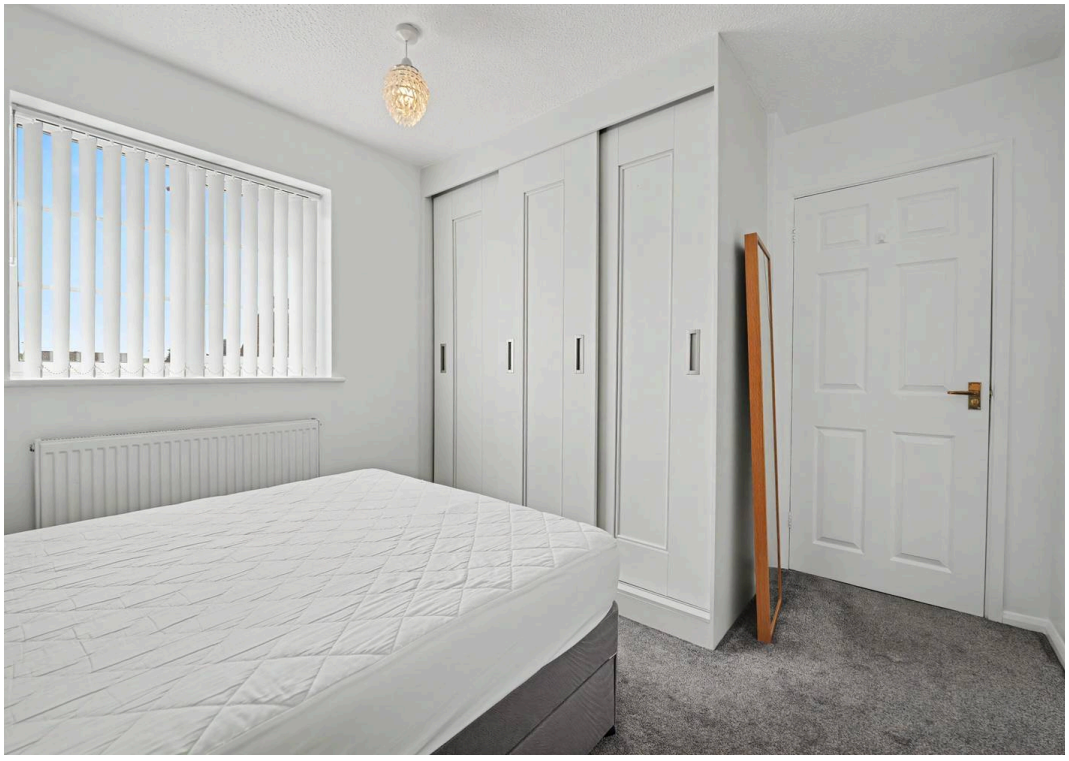
EPC Environmental Impact Rating:

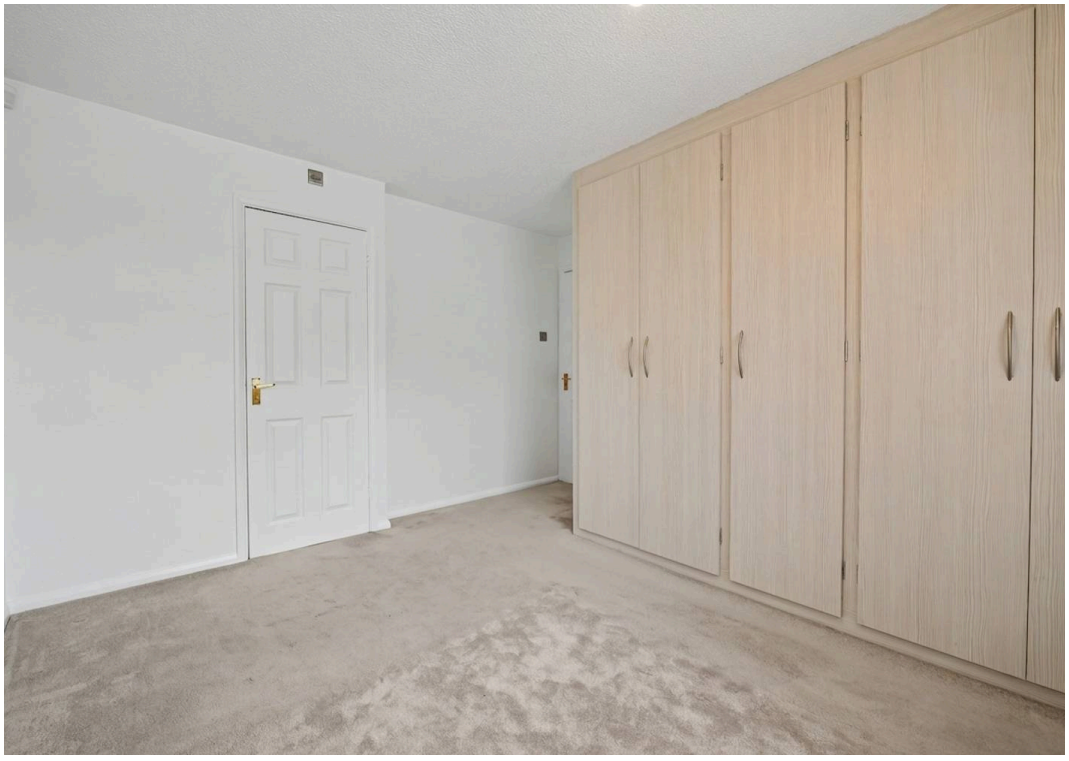
- Larger than Average Plot with Substantial Driveway Parking
- Versatile Four Bedroom Detached Family Home
- Three First-Floor Bedrooms & One Ground-Floor Bedroom
- Spacious Lounge with Excellent Natural Light
- Contemporary Open-Plan Kitchen & Separate Dining Room
- Family Bathroom, En-Suite Shower Room & Ground floor Guest W.C
- Private, Landscaped Rear Garden
- Within Easy Reach of Local Schools, Shops & Amenities
- Excellent Transport Links to Leicester City Centre, the A46 & A47









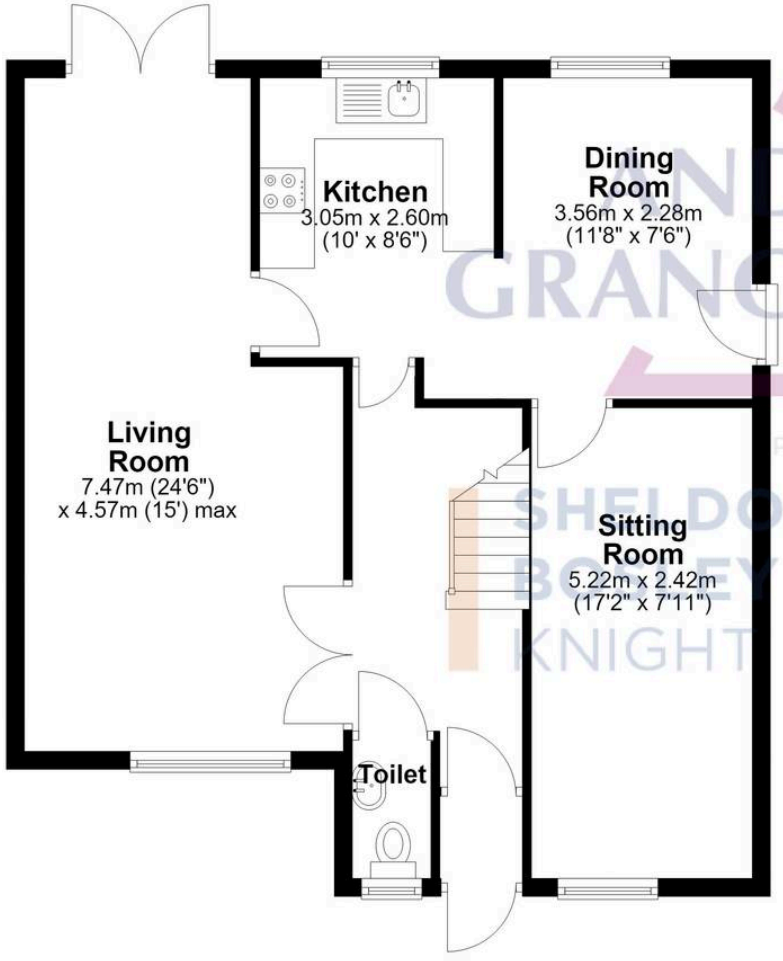






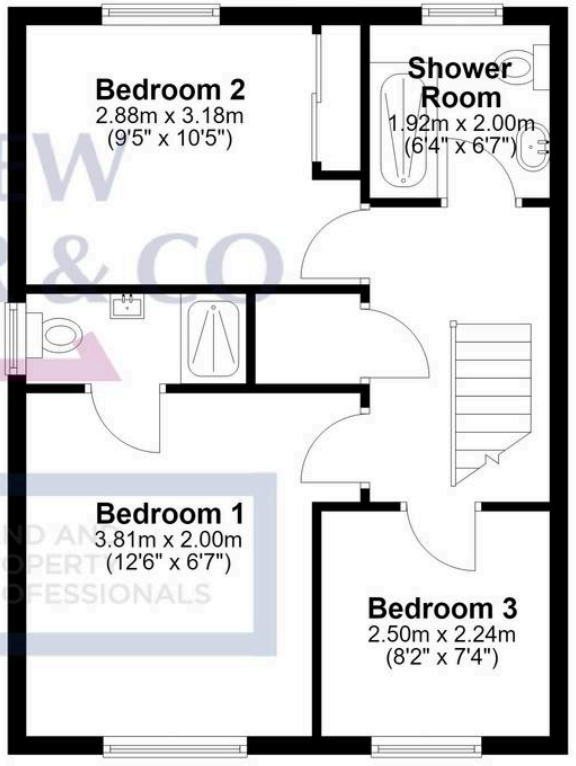
Ground Floor

Approx. 72.2 sq. metres (777.0 sq. feet)



First Floor

Approx. 42.5 sq. metres (457.9 sq. feet)



Total area: approx. 114.7 sq. metres (1235.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.