



Hamilton Circle, Hamilton Leicester LE5 1UT

welcome to

Hamilton Circle, Hamilton Leicester

Four-bedroom end-terrace home over three floors on Hamilton Circle. Offering flexible living accommodation, en-suite to master, spacious first floor lounge, large rear garden and detached garage, ideally located for local amenities.

Entrance Hall

Storage cupboard.

W C

With WC.

Reception Room

French doors leading to the garden, double glazed window to the side and carpeted.

Utility Room

Sink drainer unit, fitted work surfaces and access to the garden,

Bedroom Four

Double glazed window to the front and carpeted.

First Floor Landing

With stairs rising from the ground floor.

Lounge

Double doors leading to a balcony, double glazed window to the rear and to the side and carpeted.

Kitchen/Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated gas oven and hob. Two double glazed windows to the front.

Second Floor Landing

With stairs rising from the first floor.

Bedroom One

Double glazed window to the rear, carpeted and access to the en-suite.

En-Suite

Double glazed window to the side, shower cubicle, WC and hand wash basin.

Bedroom Two

Double glazed window to the front and carpeted.

Bedroom Three

Double glazed window to the rear and carpeted.

Bathroom

Double glazed window to the front, bath, WC and hand wash basin.

Garage

The property benefits from a detached garage located to the rear, offering additional storage or parking.

Rear Of Property

To the rear of the property is an easy to maintain garden.





view this property online williamhbrown.co.uk/Property/LHS120362



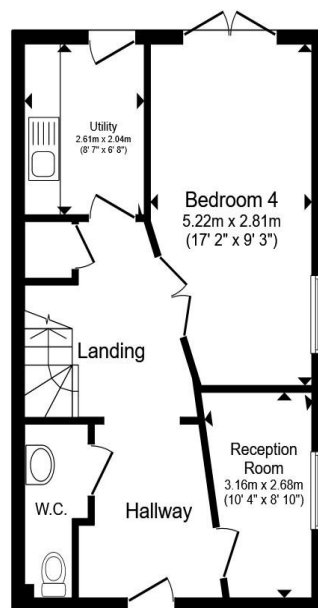
welcome to

Hamilton Circle, Hamilton Leicester

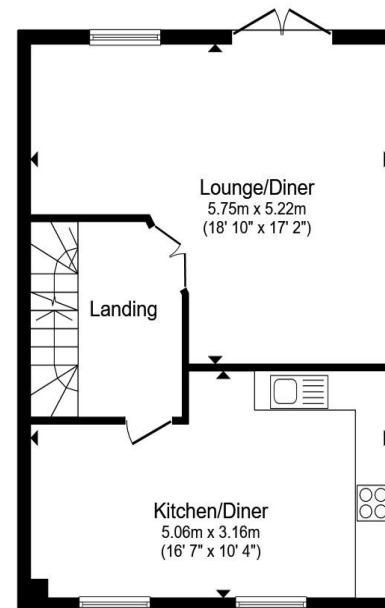
- End Terraced
- Four Bedrooms
- En-Suite
- Rear Garden
- Garage En-Bloc

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

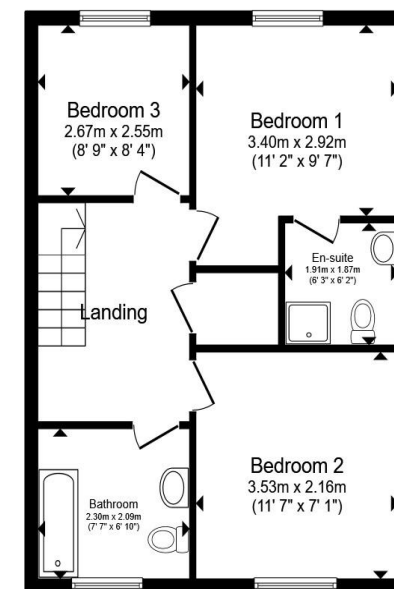
offers over
£280,000



Ground Floor



First Floor



Second Floor

Total floor area 143.1 m² (1,541 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



view this property online williamhbrown.co.uk/Property/LHS120362



Property Ref:
LHS120362 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk