

FOR SALE



**KESTREL LANE
HAMILTON
LEICESTER
LE5 1BH**

£270,000

FEATURES

- No chain
- Close to schools, shops and places of worship
- 4 bedrooms inc an ensuite
- Lounge
- Family bathroom
- Three Storey End Town House
- Garage + driveway
- Entrance Hallway
- Kitchen
- Rear garden



SETHS

4 Bedroom End Town House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Lino flooring, radiator, access to WC, stairs leading to first floor

LOUNGE

12'2" x 8'3"

Carpeted, radiator, uPVC double glazed sliding door leading to rear garden

KITCHEN

8'9" x 7'6"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for under counter fridge/freezer, plumbing for washing machine, lino flooring, partly tiled walls, radiator, uPVC double glazed window

WC

WC, wash hand basin with splashback tiles, lino flooring, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

12'2" x 8'3"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

7'6" x 7'4"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with vanity units and splashback tiles, bathtub with mixer tap and shower overhead, lino flooring, uPVC double glazed window

SECOND FLOOR

BEDROOM 3

12'2" x 8'3"

Carpeted, radiator, x2 skylight windows, ensuite, uPVC double glazed window

ENSUITE

WC, wash hand basin with vanity units, shower cubicle, lino flooring, partly tiled walls, radiator, extractor fan

BEDROOM 4

12'2" x 5'4"

Carpeted, radiator, fitted cupboard, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway with access to a single garage. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £2,247.78

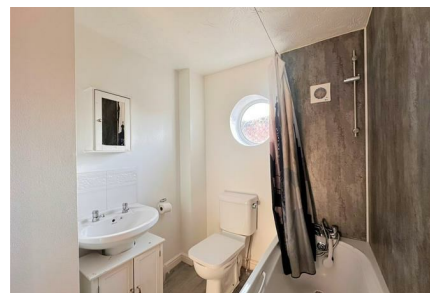
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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Call us on
0116 266 9977

info@seths.co.uk
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Council Tax Band
C



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

