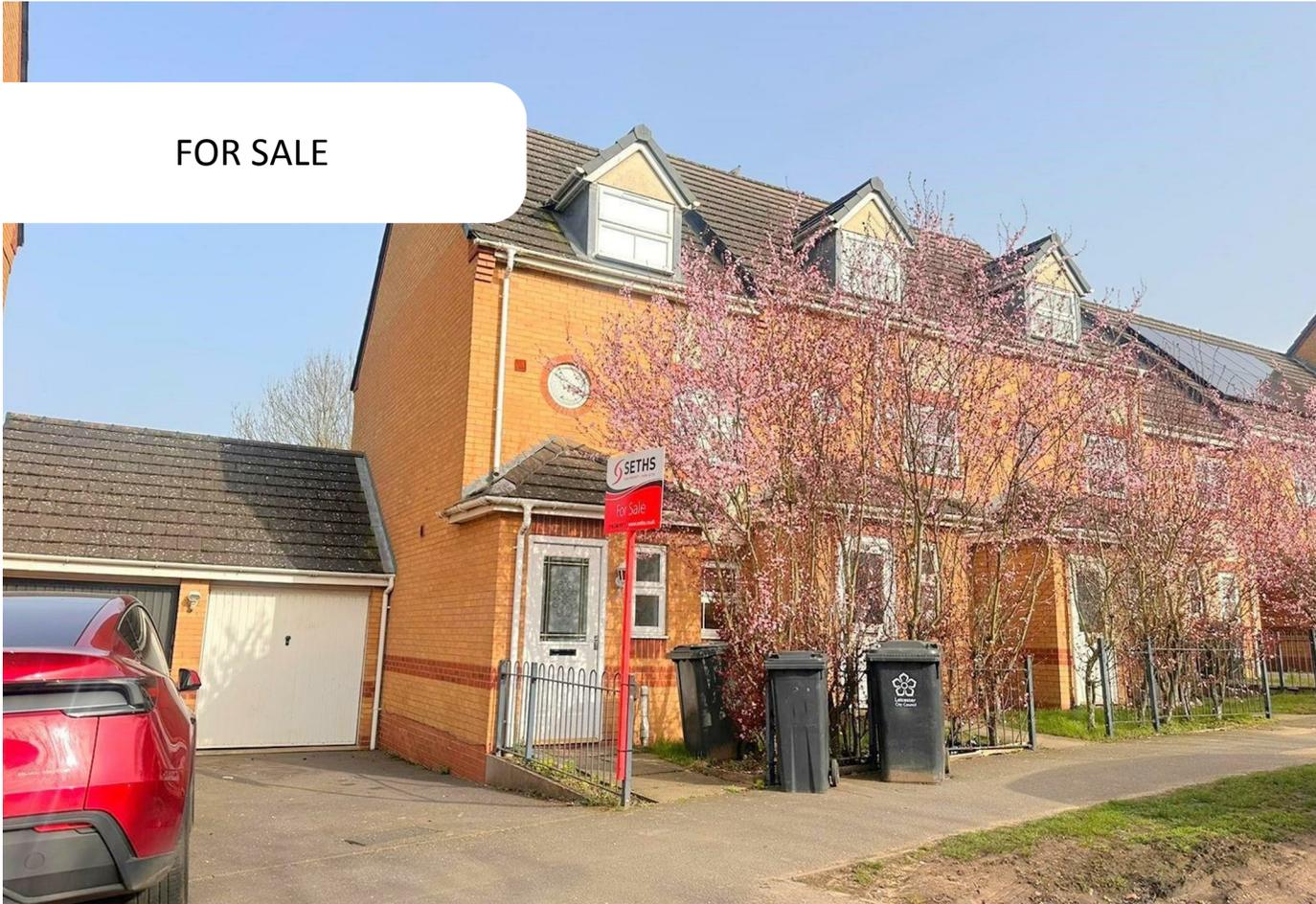


FOR SALE



**KESTREL LANE  
HAMILTON  
LEICESTER  
LE5 1BH**

**£289,950**

**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



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

Call us on  
**0116 266 9977**

[info@seths.co.uk](mailto:info@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**C**



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

