



1 Sockburn Close, Hamilton
£325,000



1 Sockburn Close

Hamilton, Leicester

Spacious three-bedroom home in Hamilton, Leicester, with kitchen diner, lounge, en suite, garage, garden, driveway, and excellent local amenities.

Ideal for families or professionals.

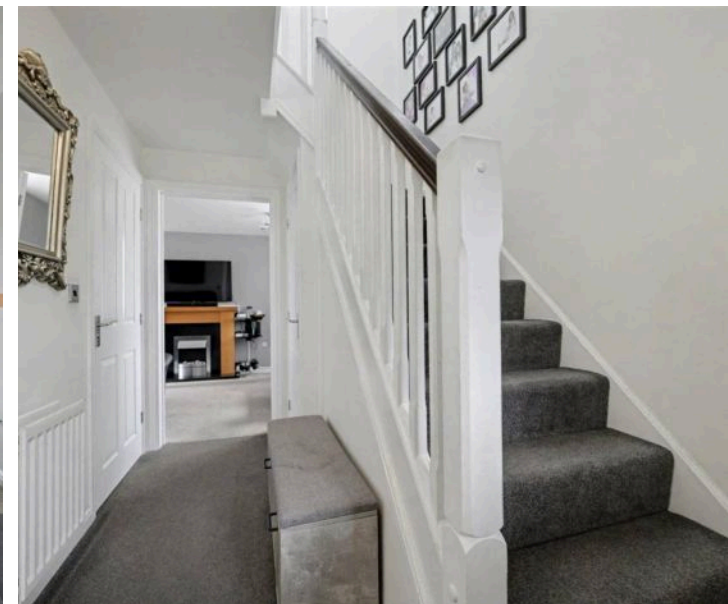
Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Three spacious double bedrooms, including master with en suite
- Modern kitchen diner
- Bright lounge with patio doors opening to the garden
- Private rear garden, mainly laid to lawn
- Single garage and driveway parking





1 Sockburn Close

Hamilton, Leicester

Spacious Three Bedroom Home with Garage and Garden

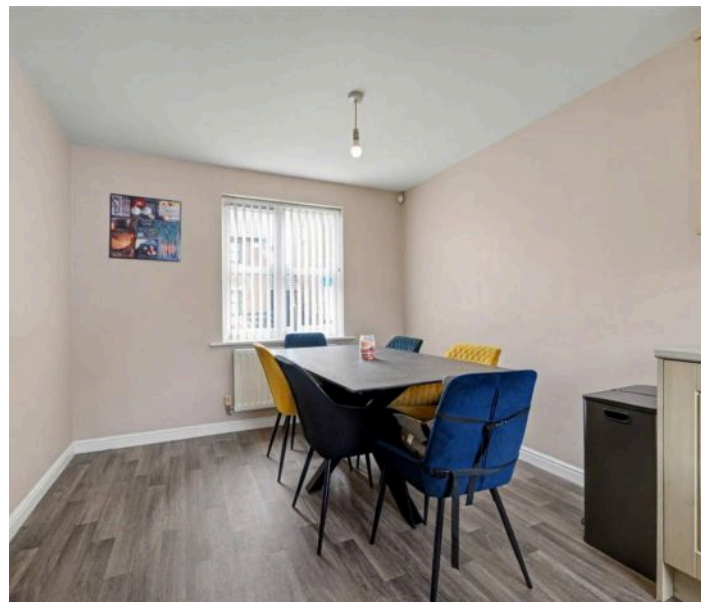
This well-presented home offers a fantastic layout for modern living. The ground floor features an entrance hall with useful storage, a cloakroom/WC, a spacious kitchen diner and a bright lounge with patio doors opening directly onto the garden.

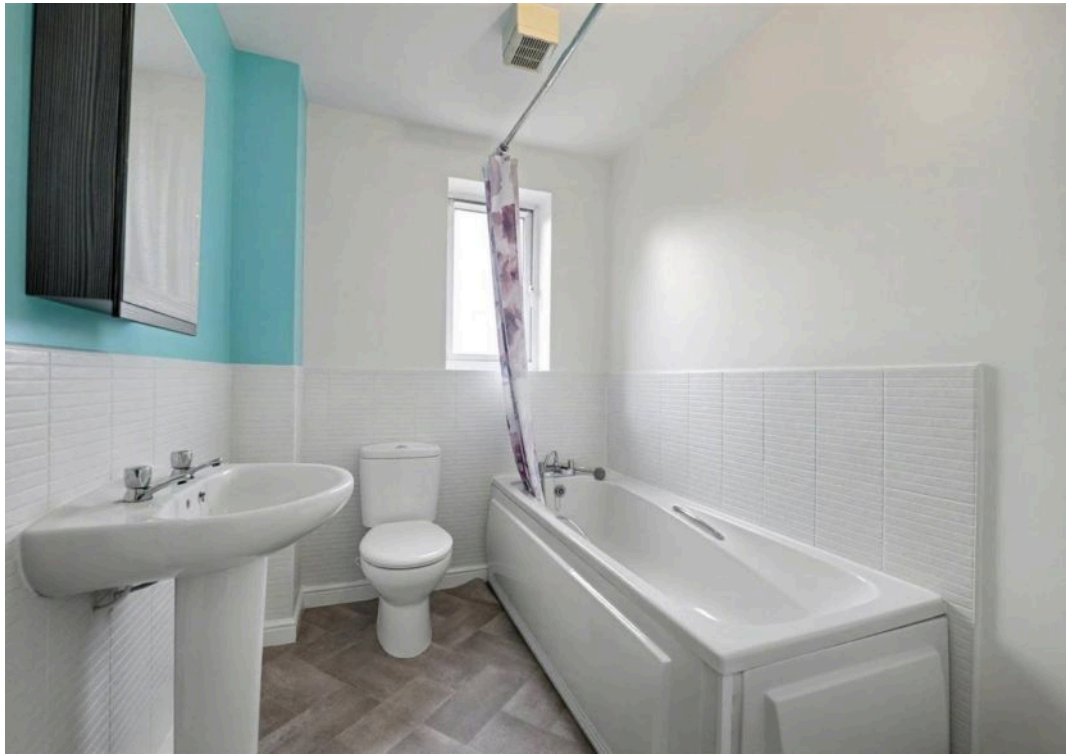
Upstairs, there are three double bedrooms, including a master bedroom with its own en suite shower room, plus a modern family bathroom.

Outside, the property benefits from a private rear garden, a single garage, and driveway parking to the front.

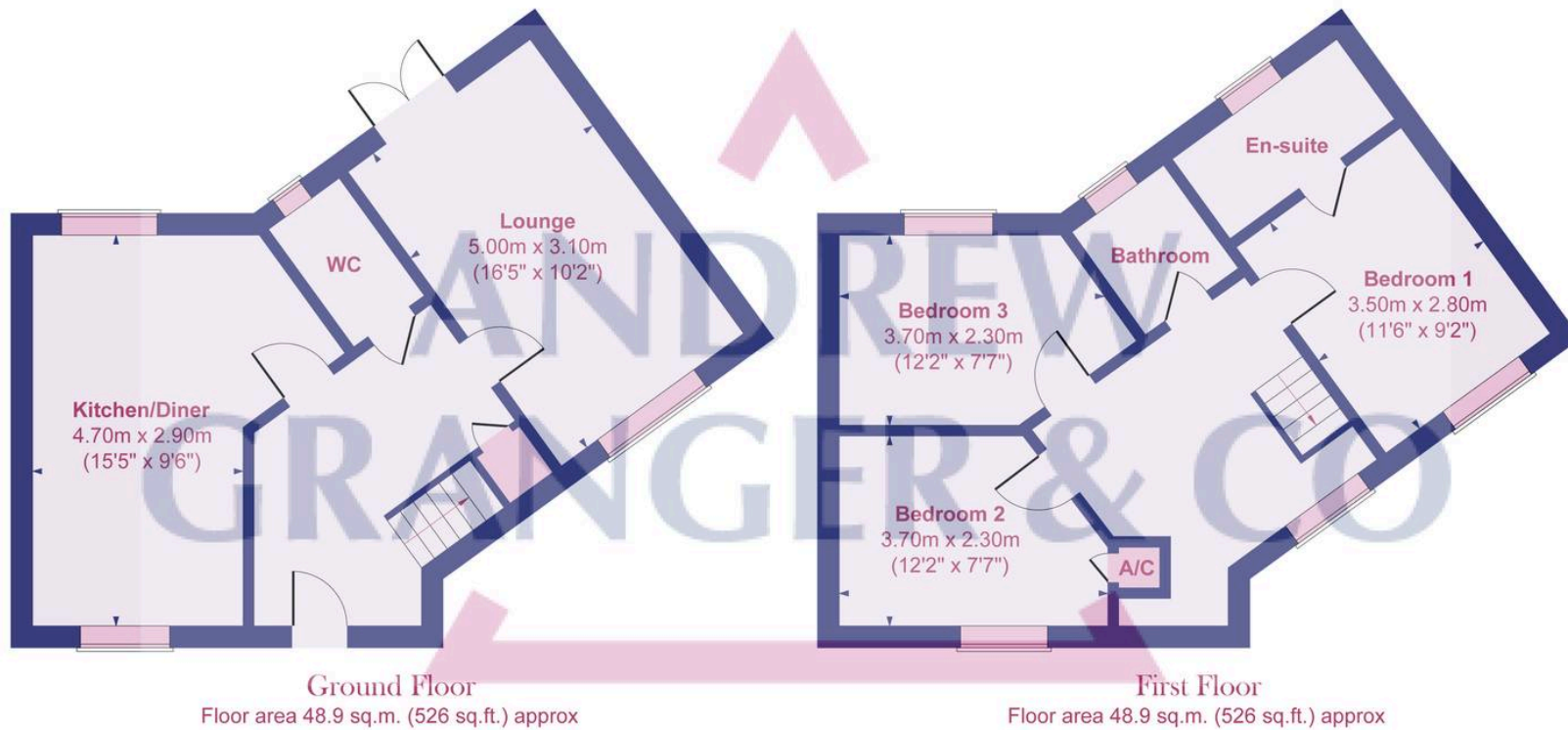
Located in the sought-after Hamilton area of Leicester, this home enjoys excellent local amenities including supermarkets, schools, parks, and transport links into the city centre and surrounding areas. Hamilton is especially popular with families and professionals, offering a great balance of community feel and convenience.

With generous living space inside and out, this property is an ideal choice for families or those looking for extra room.





Approximate Gross Internal Area
97.8 sq. m. (1052 sq. ft.)



Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuillenergysurveys.co.uk

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