



FOR SALE

£415,000

4 Bed Detached House in Shepherd Close, Hamilton, Leicester, LE5 1NU



PROPERTY FEATURES

- 4-bed modern detached home
- Quiet cul-de-sac location
- Overlooking green space
- Neutral décor throughout
- 3 reception rooms
- Kitchen & utility
- Downstairs WC
- En-suite main bedroom
- NO CHAIN!
- Low-maintenance garden, garage & parking

FULL DESCRIPTION

SUMMARY

****NO CHAIN**** A modern four bedroom detached home tucked away in a peaceful cul-de-sac in the ever-popular Hamilton area. Overlooking a attractive green space and conveniently located close to shops, well-regarded schools, and excellent road links. Immaculately presented in neutral tones, offering a perfect blank canvas to make your own. Boasting three versatile reception rooms, a handy utility room, and a downstairs WC. The spacious main bedroom (with fitted wardrobes) benefits from a private en-suite, alongside three further bedrooms (one with fitted wardrobes) and a modern family bathroom. Outside, enjoy a generous low-maintenance paved garden, ideal for entertaining, plus a detached garage and off-road parking.

ENTRANCE HALL

Accessed via a UPVC double glazed front door. Doors off to: Lounge, dining room, study, kitchen, utility, WC. Stairs rising to: First floor. LVT flooring. Radiator.

LOUNGE

17' 5" x 10' 9" (5.31m x 3.28m) UPVC double glazed 'French' doors out to: Rear garden. UPVC double glazed window to rear aspect. TV and telephone point. Gas feature fireplace with wooden surround. 2 x Radiators.

DINING ROOM

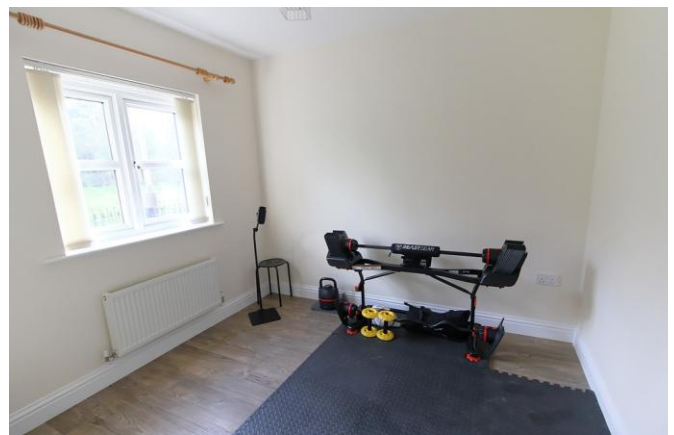
9' 7" x 9' 6" (2.92m x 2.9m) UPVC double glazed window to front aspect. LVT flooring. Radiator.

KITCHEN

Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl sink with drainer. There is a double combi-oven, gas hob, extractor and a fully integral fridge/freezer. UPVC double glazed window to rear aspect. Tiled floor. Radiator.

UTILITY ROOM

6' 5" x 6' 1" (1.96m x 1.85m) Having fitted lower cabinets with a laminate worktop over and a sink with drainer. Boiler. Space and plumbing for a freestanding washing machine with a further space for a freestanding tumble dryer. Double glazed door out to: Rear garden. Tiled flooring. Radiator.



Phillips George



STUDY

8' 9" x 8' 0" (2.67m x 2.44m) UPVC double glazed window to front aspect. LVT flooring. Radiator.

WC

7' 2" x 3' 4" (2.18m x 1.02m) Comprising: Low level WC and wash hand basin. UPVC double glazed window to side aspect. Tiled flooring. Radiator.

LANDING

Doors off to: Bedrooms and bathroom. UPVC double glazed window to rear aspect. Loft hatch access with drop down ladder, light, boarding and insulation. Airing cupboard.

BEDROOM ONE

11' 5" x 11' 1" (3.48m x 3.38m) UPVC double glazed window to front aspect. Built-in wardrobes. TV and telephone point. Radiator.

ENSUITE

6' 4" x 6' 0" (1.93m x 1.83m) Comprising: Corner shower enclosure with wall tiling, low level WC and wash hand basin. UPVC double glazed window to front aspect. Extractor. LED spotlights. Shaver socket. Tiled flooring. Radiator.

BEDROOM TWO

12' 9" x 11' 8" (3.89m x 3.56m) UPVC double glazed window to front aspect. Radiator.

BEDROOM THREE

10' 9" x 9' 5" (3.28m x 2.87m) UPVC double glazed windows to rear and side aspect. Built-in wardrobes. Radiator.

BEDROOM FOUR

9' 8" x 7' 8" (2.95m x 2.34m) UPVC double glazed window to rear aspect. Radiator.

BATHROOM

7' 6" x 5' 9" (2.29m x 1.75m) Comprising: Bath with mixer tap and shower attachment over, low level WC and wash hand basin. UPVC double glazed window to side aspect. Tiling to wall areas. LVT flooring. Extractor. Radiator.

OUTSIDE

The property is situated within a quiet cul-de-sac location overlooking peaceful greenspace with pond. A pedestrian walkway provides access to the front of the property having wrought iron railings and is laid to gravel. To the rear is an impressive and generous low maintenance paved garden being fully enclosed with secure pedestrian access gates from the front and to the rear driveway area. The garage has a pedestrian door from the garden, has an up and over door to the front benefitting from power and light. There is also a driveway area providing off road parking.



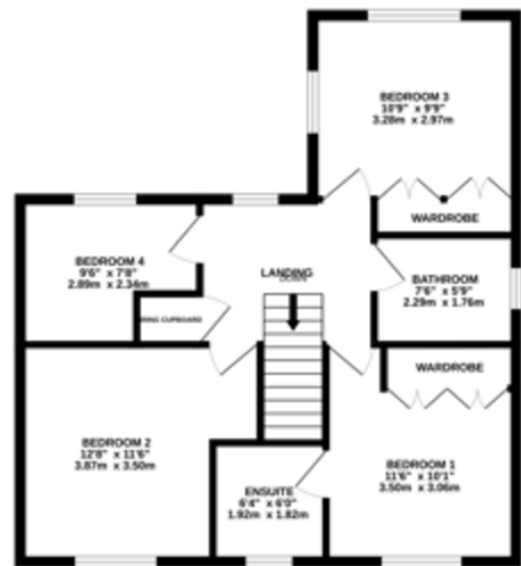
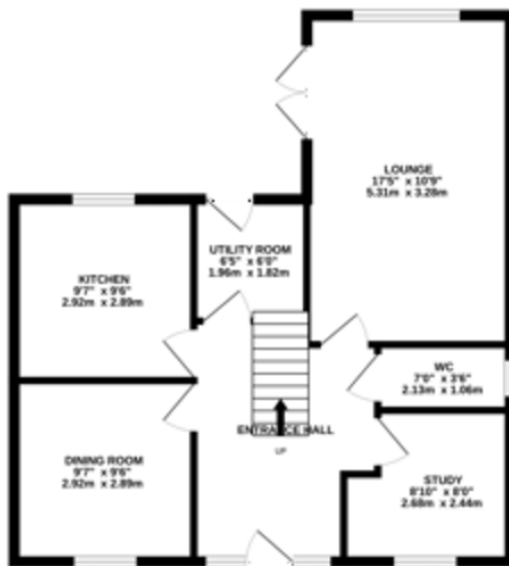


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.

1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA: 1215 sq.ft. (112.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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