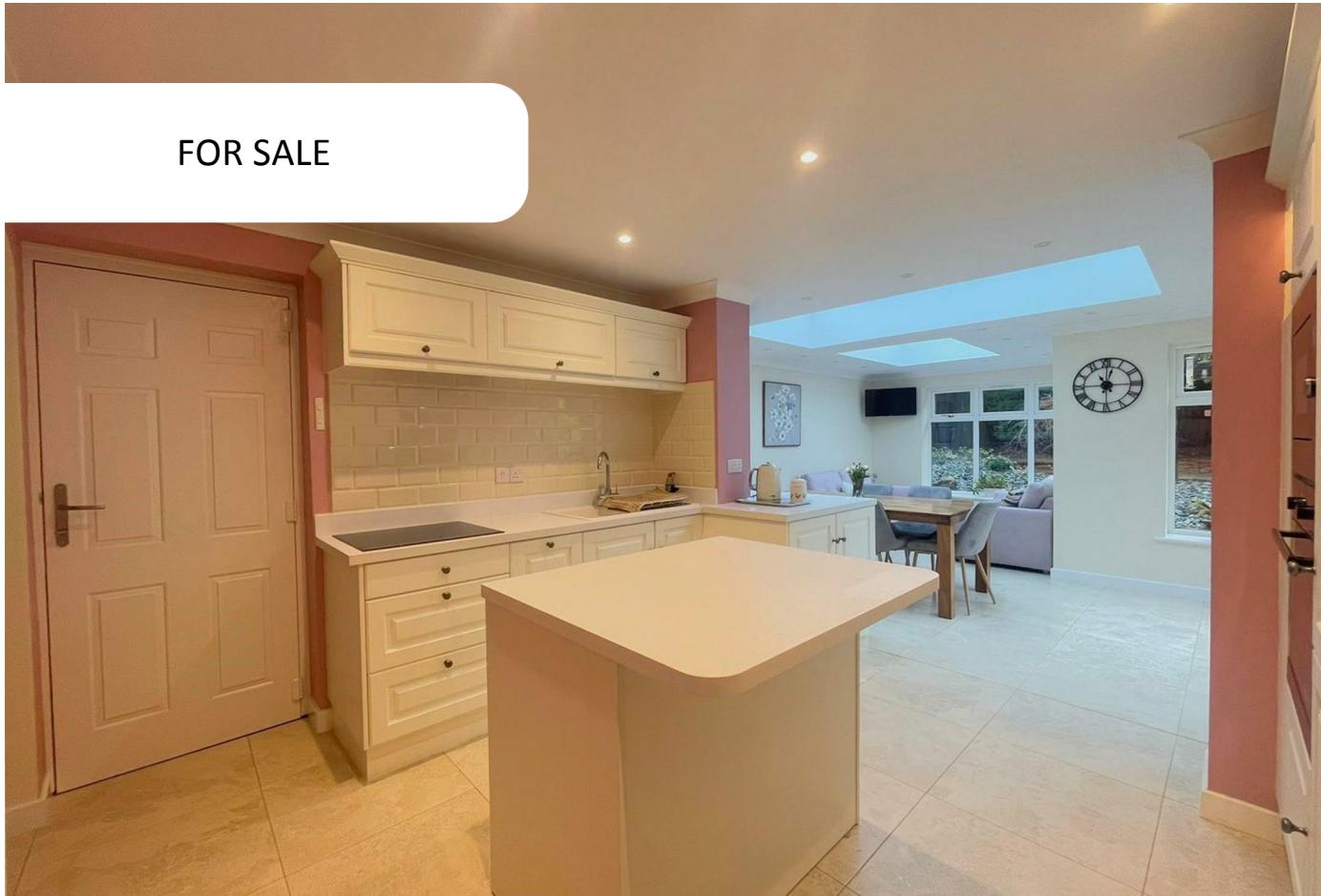


FOR SALE



COLTSFOOT ROAD
HAMILTON
LEICESTER
LE5 1RZ

Offers Over
£475,000

FEATURES

- No chain
- Sought after LE5 location
- Driveway for 2 cars
- Four bedrooms inc an ensuite
- Beautiful garden
- Detached Family Home
- Close to many local amenities
- Extended Modern Kitchen / Diner with utility area
- Spacious Living Room + Lounge
- Ample storage space



 **SETHS**

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, staircase leading to first floor

LOUNGE

15'1" (max) x 13'11"

Carpeted, radiator, gas fireplace, x2 uPVC double glazed windows

LIVING ROOM

17'8" x 13'6" (max)

Laminate flooring, radiator, gas fireplace, uPVC double glazed walk in bay window with door leading to garden, uPVC French double doors leading to rear garden.

KITCHEN / DINER

29'2" (max) x 15'5"

Wall and base units with worktops over, electric 4 ring gas hob with extractor hood, sink with mixer tap, built-in double oven, built-in microwave, tiled flooring, partly tiled walls, radiators, x2 skylight windows, x3 uPVC double glazed windows, uPVC French doors leading to rear garden.

UTILITY AREA

6'9" x 4'6"

Wall and base units with worktops over, sink with mixer tap and drainer, tiled flooring, plumbing for washing machine, space for fridge/freezer, uPVC double glazed window

WC

WC, wash hand basin, laminate flooring, partly tiled walls, extractor fan, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

14'0" x 12'5" (max)

Carpeted, radiator, x2 uPVC double glazed windows, ensuite

ENSUITE

WC, wash hand basin, shower cubicle, carpeted, partly tiled walls, extractor fan, uPVC double glazed window

BEDROOM 2

11'2" x 9'10"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3 / DRESSING ROOM

11'2" (max) x 10'5"

Carpeted, fitted wardrobes, radiator, uPVC double glazed window

BEDROOM 4 / STUDY

11'3" (max) x 7'1" (max)

Carpeted, radiator, uPVC double glazed window, storage cupboard

BATHROOM

WC, wash hand basin, bathtub with mixer tap and shower overhead, vinyl flooring, partly tiled walls, extractor fan, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway for approx 4 cars. Stepping through the patio doors to the rear, you are welcomed into a beautifully established natural garden that offers a true sense of peace and privacy. A thoughtfully positioned seating area overlooks the tranquil pond, creating the perfect spot to relax and unwind. Surrounded by mature trees and well-established shrubs, the garden attracts an abundance of birds and wildlife, bringing the outdoors to life throughout the seasons.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: TBC

Council Tax Band: D

Council Tax Rate: £2,407.72

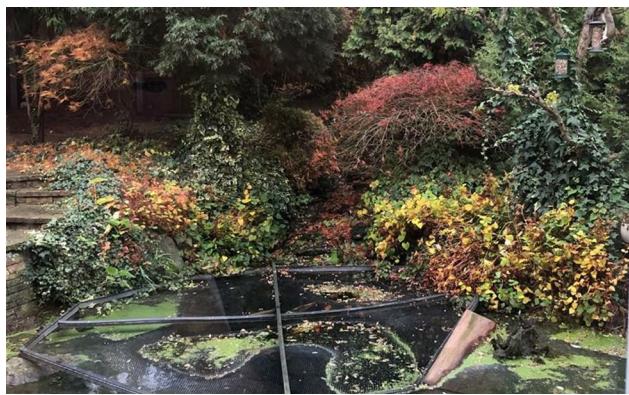
Mains Gas: Yes

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

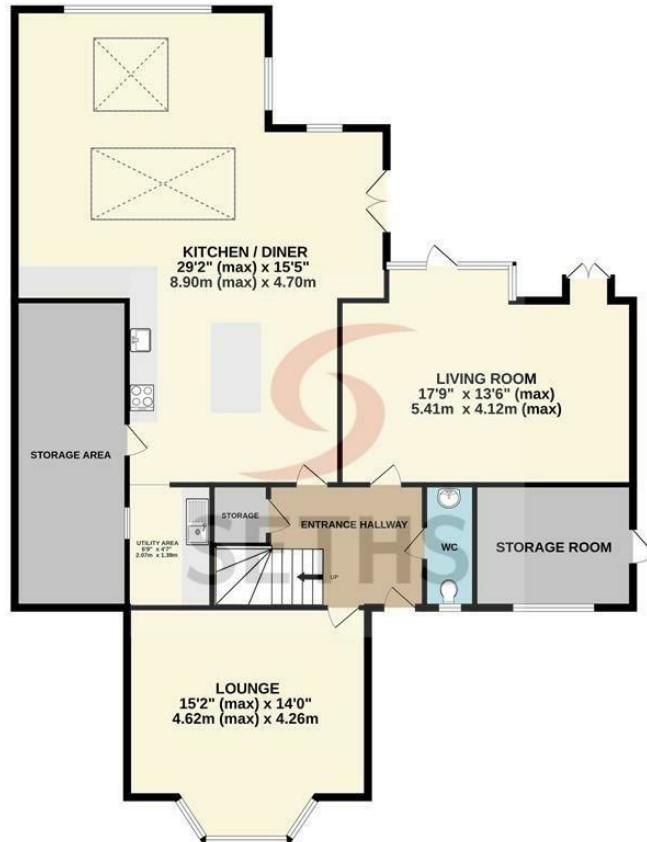
0116 266 9977

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www.seths.co.uk

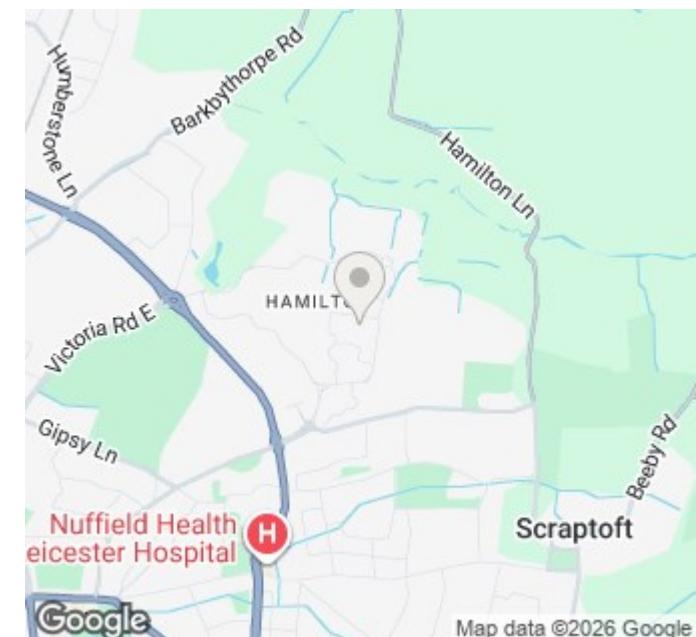
Council Tax Band

D

GROUND FLOOR 1ST FLOOR



1ST FLOOR



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.

 SETHS