



**Cloverdale Road, Hamilton Leicester LE5 1UL**

**welcome to**

## **Cloverdale Road, Hamilton Leicester**

A semi detached home featuring a through lounge with rear dining area, a fitted kitchen, three double bedrooms including a master with en-suite, plus a garage and driveway. With excellent potential to extend (STPP), this property offers a fantastic opportunity to create a superb family home

### **Entrance Hall**

Door to the front.

### **Lounge**

Window to the front, wooden flooring and radiator

### **Dining Room**

French doors to the rear and radiator.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, radiator, integrated oven and hob. Window to the rear and door to the rear.

### **First Floor Landing**

Stairs rising from the ground floor.

### **Bedroom One**

Two windows to the front and radiator.

### **En-Suite**

Window to the front, shower cubicle, WC, hand wash basin and radiator.

### **Bedroom Two**

Window to the rear, wooden flooring and radiator.

### **Bedroom Three**

Window to the rear, wooden flooring and radiator.

### **Bathroom**

Bath, WC, hand wash basin and radiator

### **Garage**

### **Front & Rear Of Property**

To the front of the property is a driveway and garage access. To the rear of the property is a garden which features paving and a laid lawn.





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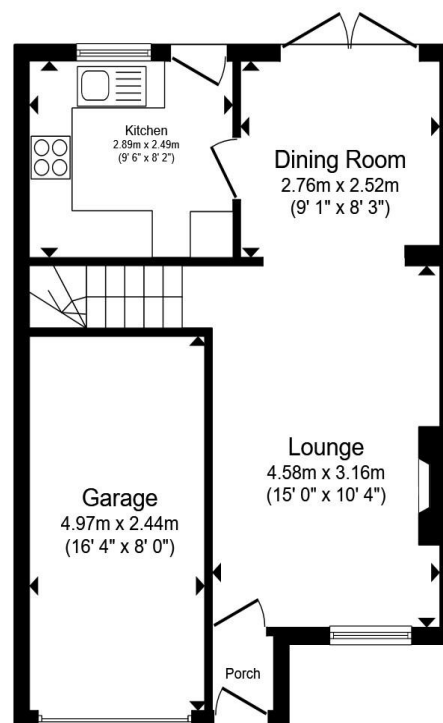
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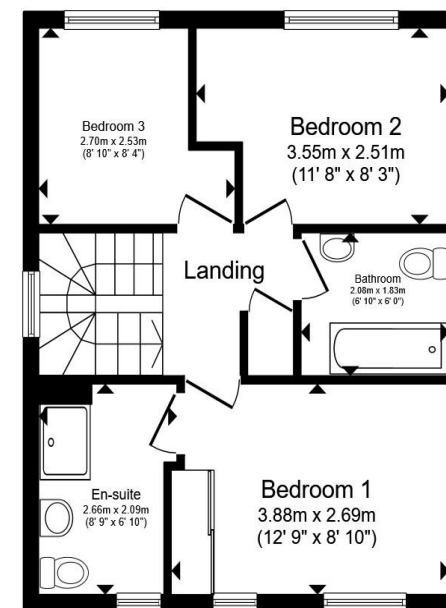
- Semi Detached
- Three Bedrooms
- Fitted Kitchen
- Rear Garden
- Garage & Off Road Parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of  
**£315,000**



Ground Floor



First Floor

Total floor area 86.9 m<sup>2</sup> (935 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LHS120616 - 0006

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