



Timble Road, Hamilton Leicester LE5 1NS

welcome to

Timble Road, Hamilton Leicester

Spacious four-bedroom detached home on Timble Road, Hamilton. Offering a generous lounge, kitchen/diner, utility room, downstairs WC, principal bedroom with en-suite, family bathroom, double garage, driveway parking and a spacious rear garden.



Entrance Hall

Door to the front.

Lounge

Double glazed window to the front, french door to the rear and laminate flooring.

Kitchen/Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, vinyl flooring, integrated oven and hob. Double glazed window to the front and to the rear.

Utility Room

Door to the rear garden, sink drainer unit, work surfaces and vinyl flooring.

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With WC and hand wash basin.

First Floor Landing

Storage cupboard and loft access.

Bedroom One

Double glazed window to the rear, fitted wardrobes and carpeted.

En-Suite

Double glazed window to the rear, shower cubicle, WC and hand wash basin.

Bedroom Two

Double glazed window to the rear, fitted wardrobes and carpeted.

Bedroom Three

Double glazed window to the front, fitted wardrobes and carpeted.

Bedroom Four

Double glazed window to the front and carpeted.

Bathroom

Double glazed window to the front, bath with shower over, WC, hand wash basin and Vinyl flooring.

Double Garage

With up and over doors.

Front & Rear Of Property

To the front of the property is a driveway providing off road parking. To the rear of the property is a garden with a decking area and garden laid to lawn with fence boundaries, access to garage and side access.

Agents Note

A greenbelt charge of £172 per annum for Hamilton applies. Any prospective buyer is advised to clarify this information with their legal representative.



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welcome to

Timble Road, Hamilton Leicester

- Detached
- Four Bedrooms
- En-Suite
- Rear Garden
- Double Garage

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

£370,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
LHS121183 - 0004

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