

FLOOR PLAN

DIMENSIONS

Entrance Hall

16' x 6'08 (4.88m x 2.03m)

Kitchen

11'02 x 8'05 (3.40m x 2.57m)

Lounge Diner

12'07 x 15'05 (3.84m x 4.70m)

Downstairs Cloakroom

6'02 x 4'06 (1.88m x 1.37m)

Landing

Bedroom One

13'05 x 15'05 max (4.09m x 4.70m max)

Bedroom Two

11'03 x 8'08 (3.43m x 2.64m)

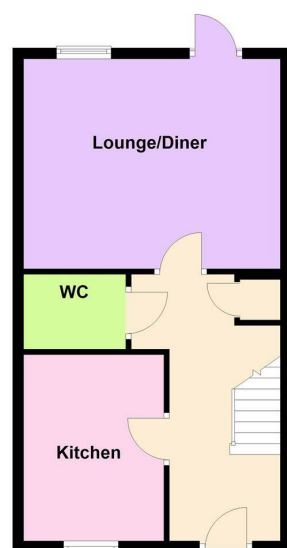
Bedroom Three

11'04 x 6'04 (3.45m x 1.93m)

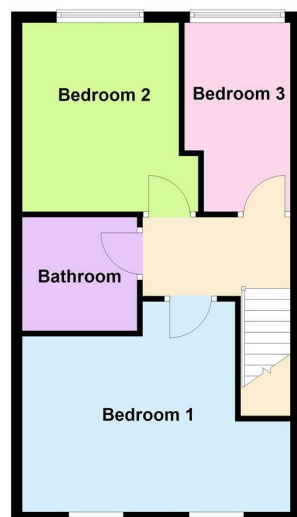
Bathroom

6'10 x 6'05 (2.08m x 1.96m)

Ground Floor



First Floor



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

4 Ravensworth Close, Hamilton, Leicestershire, LE5 1GH

Offers Over £280,000

OVERVIEW

- Lovely Family Home
- Popular Modern Development
- Entrance Hallway
- Kitchen & Downstairs Cloakroom
- Lounge Diner
- Three Bedrooms & Family Bathroom
- Landscaped Rear Garden
- Two Parking Spaces
- Viewing Is Essential
- EER - B, Freehold, Tax Band - C

LOCATION LOCATION....

Ravensworth Close is situated within the popular Hamilton development, a modern and well-planned residential area to the east of Leicester, known for its family-friendly environment and strong sense of community. The area benefits from a range of local amenities, including shops, supermarkets and cafés at the nearby Hamilton District Centre, with further retail and leisure options available at Thurmaston Shopping Centre and Leicester city centre. Families are particularly well catered for, with well-regarded schools such as Kestrel Mead Primary Academy and Orchard Mead Academy within easy reach. Residents also enjoy access to attractive parks and open green spaces, including Hamilton Park and nearby walking routes, ideal for outdoor activities and family time. Ravensworth Close is well positioned for travel, with regular bus services into Leicester, convenient access to the A47 and A563 ring road, and good links to the M1, making it an excellent location for commuters. Combining modern living with convenience and green surroundings, Hamilton remains a highly sought-after place to live.



THE INSIDE STORY

Located on a modern development within a popular and convenient area, this beautifully presented townhouse offers stylish & versatile accommodation, ideal for a range of buyers including families, first-time purchasers, or those looking to downsize. Upon entering, you are welcomed into a bright entrance hallway that leads through to the heart of the home. The kitchen is positioned to the front aspect and is fitted with a range of wall & base units, complemented by coordinated work surfaces, creating a practical yet attractive space for everyday cooking. The front-facing window allows plenty of natural light, making it an enjoyable place to spend time. To the rear, the lounge diner provides a spacious & sociable living area, perfect for both relaxing & entertaining. With direct access to the garden, this room easily adapts to modern living—whether as a comfortable lounge, dining space, or a combination of both. A convenient downstairs cloakroom completes the ground floor accommodation. Upstairs, the landing leads to three well-proportioned bedrooms, offering flexibility for family living, guest accommodation, or even a home office. The family bathroom is fitted with a modern suite, providing a clean & functional space. Externally, the property benefits from a private garden, ideal for enjoying outdoor time, along with two allocated parking spaces, adding further practicality. A fantastic opportunity to acquire a lovely home in a sought-after location—early viewing is highly recommended.

