

JAMES SELICKS

1 ORCHID CLOSE

HAMILTON
LEICESTER
LE5 1SX

GUIDE PRICE £450,000



Situated within the highly sought-after suburb of Hamilton, this beautifully presented, four-bedroom family home offers spacious and versatile accommodation complemented by a larger than average west-facing garden and off-road parking.

Entrance hall • cloakroom • sitting room • open-plan dining kitchen • utility area • master bedroom • en-suite • three further bedrooms • family bathroom • driveway • integral garage • fantastic-sized rear garden • corner shed • EPC - C

Accommodation

A stylish tiled entrance hallway houses the stairs to the first floor with attractive oak storage drawers beneath, providing excellent practical storage. The hallway also gives access to the ground floor cloakroom, and elegant, partially glazed internal doors leading to the principal reception rooms. The bright and spacious sitting room benefits from wood-effect laminate flooring, spotlighting, and an abundance of natural light courtesy of a UPVC window to the front elevation and two additional side-facing UPVC windows.

To the rear of the property is a stunning, contemporary open-plan dining kitchen, thoughtfully designed for family living. The kitchen is fitted with a range of stylish eye and base level units and drawers, complemented by wooden preparation surfaces and tiled splashbacks. Integrated appliances include a Lamona fridge-freezer, a Bosch oven, four-ring gas hob with Bosch extractor hood above, and a Bosch dishwasher. Wood-effect laminate flooring continues throughout, while sliding UPVC doors provide direct access to the rear garden. There is also a practical utility area off, with plumbing and space for both a washing machine and tumble dryer, finished with tiled flooring.

To the first floor, the landing has laminate flooring and provides access to a useful built-in storage cupboard. The master bedroom is an excellent-sized double with ample wardrobe space and a contemporary en-suite shower room with tiled walls and floor, a large double shower enclosure, wash hand basin with storage and heated radiator.

Bedroom two is another spacious double with fitted wardrobes and laminate flooring, while bedroom three is also a generous double benefiting from useful eaves storage. Bedroom four is a comfortable single, currently utilised as a nursery/office, also featuring laminate flooring and additional eaves storage. The family bathroom is stylishly appointed with a bath, WC, wash hand basin, a chrome heated towel radiator, tiled walls and tiled flooring.

Outside

A tarmac driveway provides off-road parking for two to three vehicles, complemented by a mature hedge offering additional privacy and kerb appeal and access to an integral garage housing the boiler, with an electric up-and-over door to the front, power and lighting and a personal door to the rear. The property boasts a fantastic-sized rear garden, particularly generous for a modern development. Designed for ease of maintenance, predominantly laid to AstroTurf with a patio area boasting Brazilian limestone slates. The garden is enclosed by a combination of walls and fencing, enjoys a desirable west-facing aspect, and includes a corner shed.







Location

Hamilton is conveniently located off the outer ring road, to the east of Leicester city, ideal for access to the M1/M69 motorway networks via the A56 Western bypass. Hamilton itself offers a popular primary school and large Tesco superstore with further shopping amenities found in nearby Humberstone village and along the Uppingham Road.

Tenure: Freehold.

Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council

Tax Band: D

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 900mbps.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

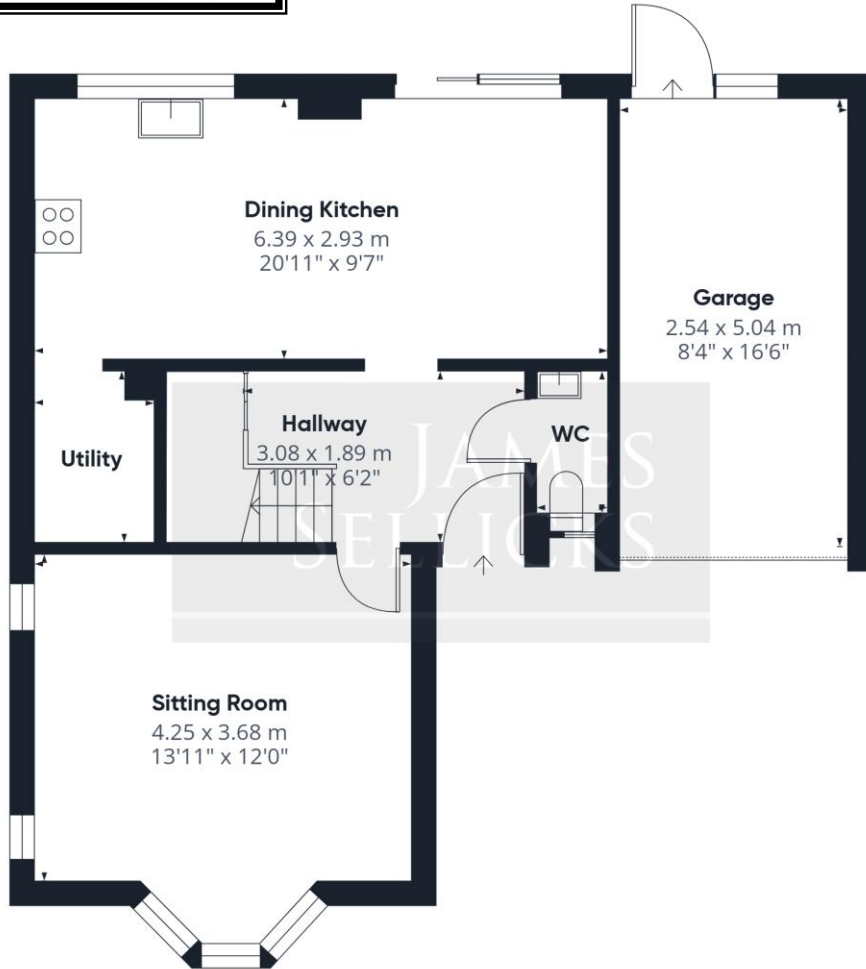
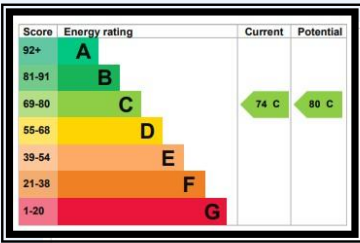
Planning issues: None our Clients are aware of.

Accessibility: Two-storey property. No specific accessibility modifications made.

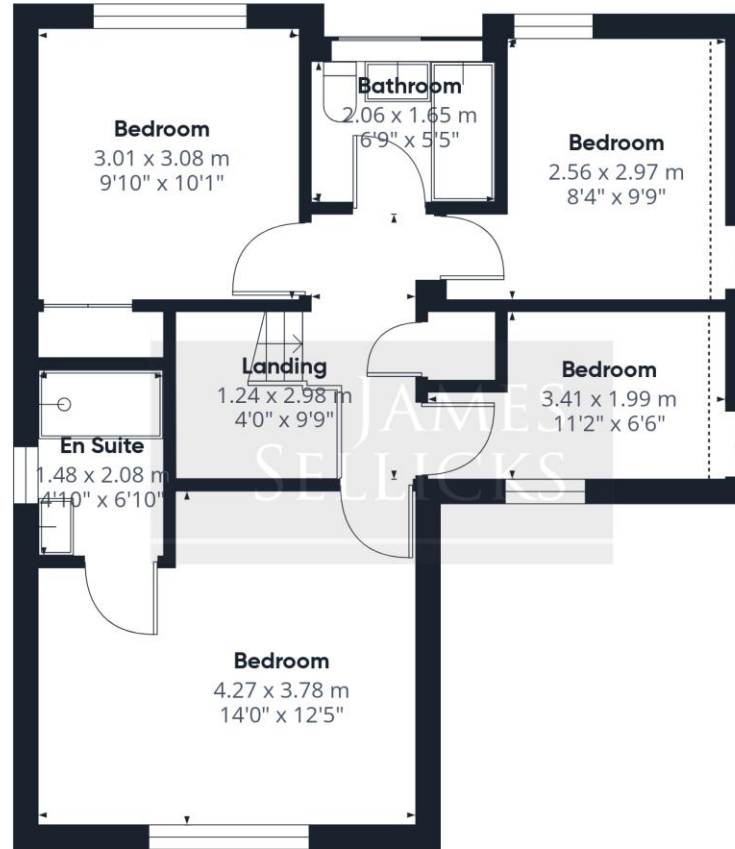








Floor 1



Floor 2



Approximate total area

111.5 m²
1201 ft²

Reduced headroom

0.7 m²
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

