



Mundesley Road
Hamilton, Leicester, LE5 1WE

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MUNDESLEY ROAD

An ideal first home located within the sought-after Hamilton suburb, offering two spacious double bedrooms and stylish modern living throughout.

FIRST IMPRESSIONS

Occupying a desirable position within the ever-popular residential suburb of Hamilton, this extensively renovated two-bedroom semi-detached home offers stylish, spacious, and highly versatile accommodation ideal for modern day living. Having been thoughtfully upgraded throughout by the current owners, the property perfectly combines contemporary design with practical family living and presents an outstanding opportunity for first-time buyers, professional couples, downsizers, or investors seeking a turnkey-ready home in a convenient and well-connected location.

From the moment you arrive, the quality of finish and attention to detail is immediately apparent. The property benefits from a driveway providing off-road parking, while the unusually generous side access measuring in excess of 100 inches offers excellent future potential for a substantial double-storey side extension, subject to the relevant planning permissions. This creates exciting possibilities for buyers looking to expand the accommodation in years to come while still retaining excellent outdoor space.



WORK, REST AND PLAY

Internally, the accommodation begins with a welcoming entrance hallway which sets the tone for the rest of the home, finished in a modern and neutral style with access to a convenient downstairs WC. The principal lounge is a superbly presented living space designed with both comfort and aesthetics in mind.

A standout feature is the bespoke integrated media wall, creating a stylish focal point for the room while cleverly incorporating a hidden storage cupboard, ideal for discreet everyday storage and maintaining the sleek, uncluttered feel of the space. The lounge offers generous proportions, perfect for both relaxing evenings and entertaining guests.











WINE AND DINE

Positioned to the rear of the property is an exceptional dining kitchen which has been finished to an impressive specification. Fitted with a premium Wren contemporary kitchen, the space boasts high-quality handleless soft-close units complemented by stylish worktops and integrated appliances including a fridge/freezer and washer dryer.

The thoughtful layout provides ample preparation and storage space while still comfortably accommodating a dining table, making it a true heart of the home. The room is further enhanced by modern 'Heat Safe' patio doors opening directly onto the rear garden, allowing natural light to flood the space and seamlessly connecting indoor and outdoor living.





TIME FOR BED

The first floor continues the impressive theme of spacious accommodation. Unlike many comparable homes, both bedrooms are genuine double rooms with proportions large enough to accommodate super king-size beds while still retaining excellent floor space for additional furnishings. Both rooms benefit from fitted storage solutions, maximising practicality while maintaining clean and modern interiors. The bathroom has also been stylishly upgraded and features a contemporary three-piece suite finished with elegant floor-to-ceiling tiling, creating a luxurious and low-maintenance space.









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STEP OUTSIDE

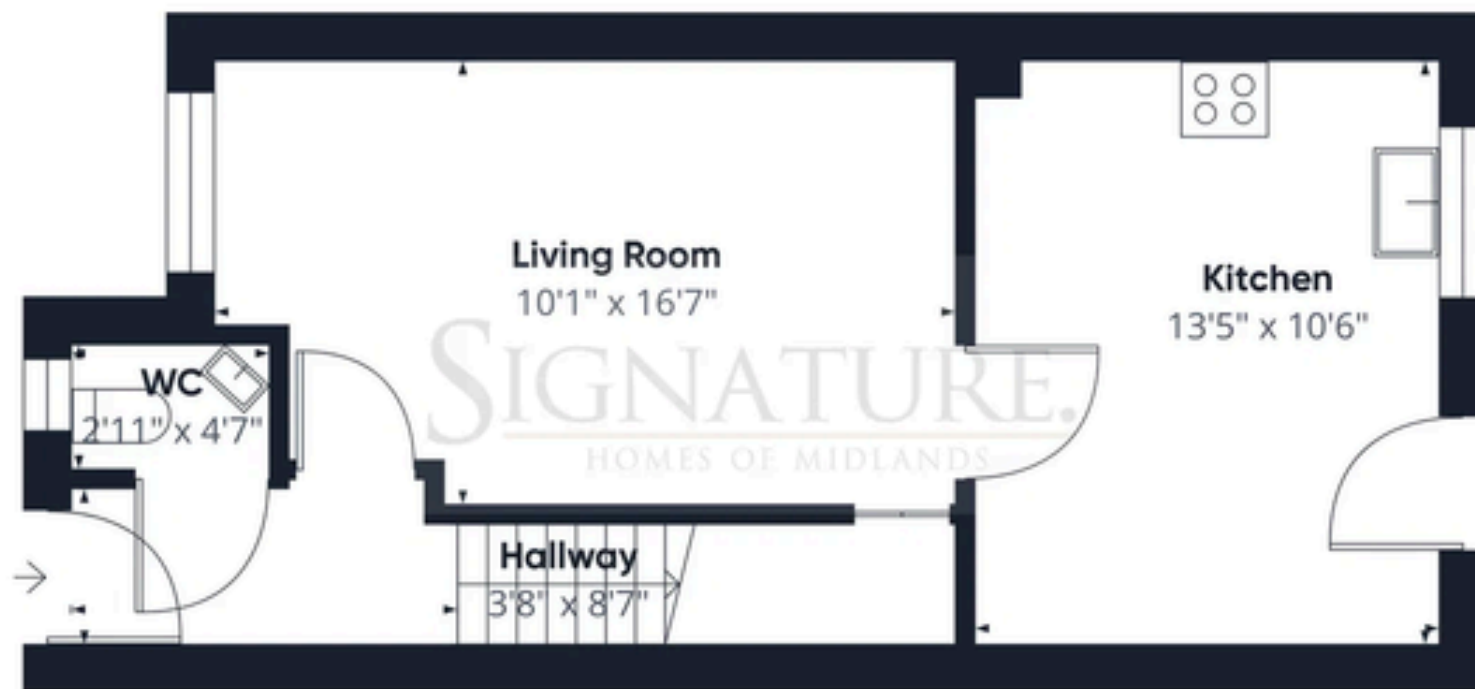
Outside, the rear garden is a particular feature of the property, offering an excellent level of privacy rarely found in similar homes. Generous in size and thoughtfully arranged, the garden includes a paved patio seating area ideal for outdoor dining and entertaining, alongside a substantial lawned section providing plenty of space for families, pets, or gardening enthusiasts. A timber shed positioned on hardstanding offers additional external storage, while gated side access leads conveniently back to the driveway.

The property has also benefited from numerous cosmetic and energy-efficient improvements throughout, allowing prospective purchasers to move straight in with minimal additional expense. Every aspect of the home has been carefully considered to create a stylish, comfortable, and highly functional living environment suited to modern lifestyles.

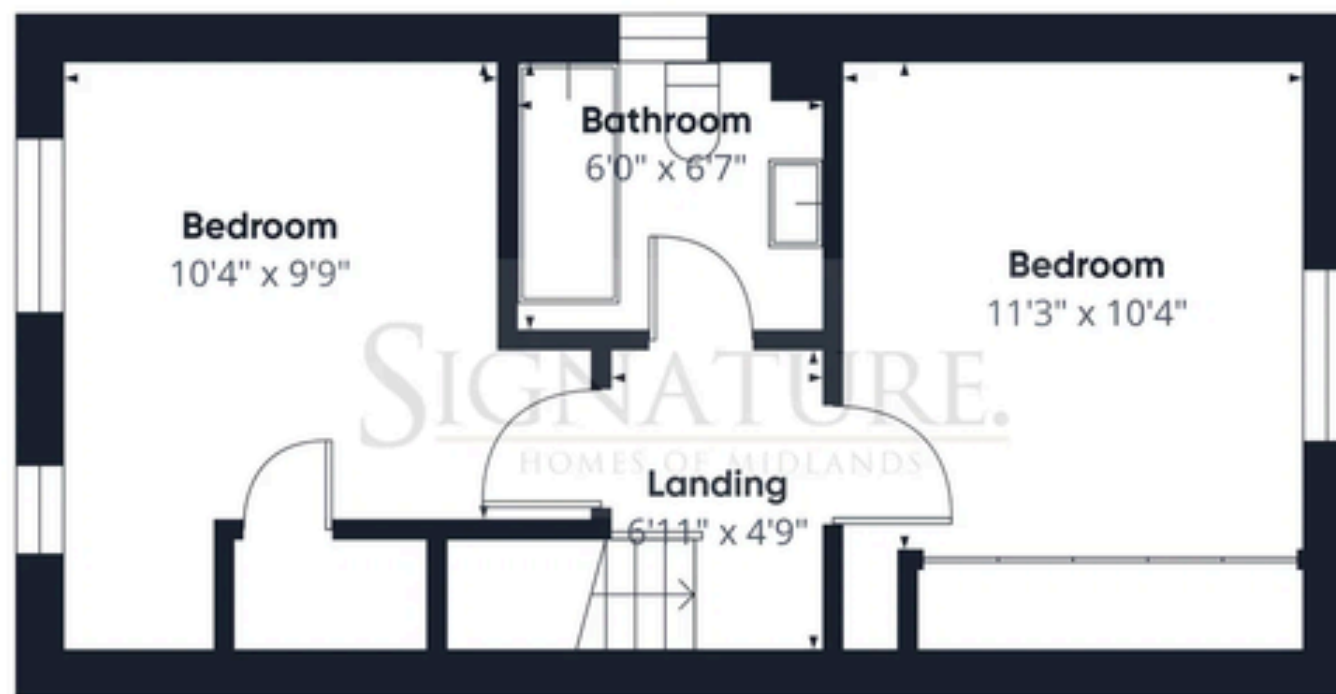
Location is another major advantage, with the property situated within easy walking distance of a wide range of local amenities including shops, supermarkets, cafes, and leisure facilities. Families will particularly appreciate the convenience of a well-regarded local primary school situated virtually on the doorstep, while excellent transport links provide straightforward access into Leicester city centre and surrounding commuter routes.

Overall, this is a rare opportunity to acquire a beautifully presented and deceptively spacious home offering stylish accommodation, future extension potential, and a highly convenient location - making it a truly ideal first home or long-term investment purchase.





Floor 0



Floor 1

Approximate total area⁽¹⁾
722 ft²

(1) Excluding balconies and terraces

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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Signature Sales

Tel: +44 (0) 116 482 2299

Hello@signaturesales.co.uk

40 The Parade, Oadby, Leicester LE2 5BF

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