

FOR SALE



HACKNESS ROAD HAMILTON LEICESTER LE5 1EX

£380,000

FEATURES

- Beautiful Family Home
- Detached House
- Single garage + driveway
- Modern Kitchen
- Family bathroom + downstairs WC
- 4 Bedrooms inc ensuite
- Sought after location
- Spacious Lounge
- Dining Room
- Low maintenance rear garden



 **SETHS**

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor, access to downstairs WC

LOUNGE

18'9" x 13'9"

Carpeted, x2 radiators, electric fireplace, uPVC double glazed box window

KITCHEN

14'9" x 11'6"

Modern wall and base units with worktops over, integrated 4 ring gas hob with extractor hood, built-in double oven, sink with mixer tap and drainer, integrated dishwasher, integrated fridge / freezer, space for breakfast table, tiled flooring, partly tiled walls, radiator, uPVC double glazed French doors leading to rear garden

DINING ROOM

10'11" x 8'11"

Tiled flooring, radiator, uPVC double glazed window

DOWNSTAIRS WC

WC, wash hand basin with mixer tap, vinyl flooring, radiator

FIRST FLOOR

BEDROOM 1

13'10" x 12'10"

Carpeted, radiator, ensuite, uPVC double glazed window

ENSUITE

WC, wash hand basin with mixer tap, shower cubicle with mixer valve and shower overhead, vinyl flooring, partly tiled walls, radiator

BEDROOM 2

13'0" (max) x 10'3"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

12'1" x 10'2"

Carpeted, radiator, uPVC double glazed window

BEDROOM 4

11'7" x 7'8"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, vinyl flooring, partly tiled walls, towel radiator

OUTSIDE

To the front of the property is a driveway leading to a single garage. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds.

NOTE

There is an annual fee of £200 payable on the property.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: B

Council Tax Band: D

Council Tax Rate: £2,528.75

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes



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0116 266 9977

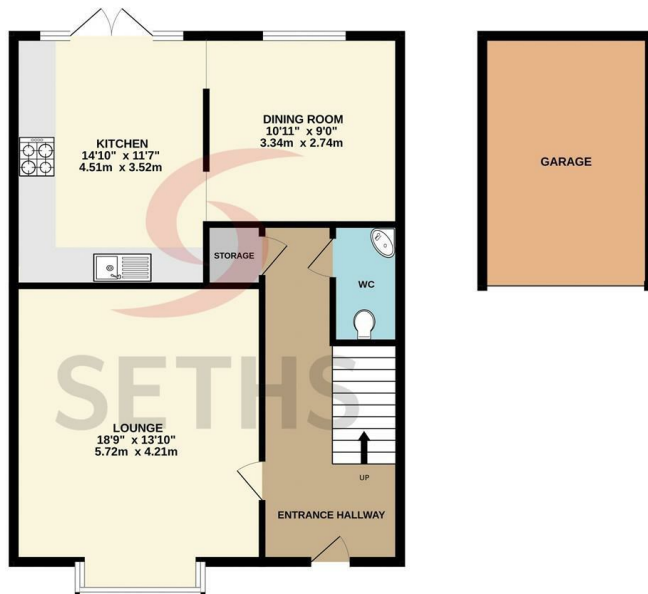
info@seths.co.uk

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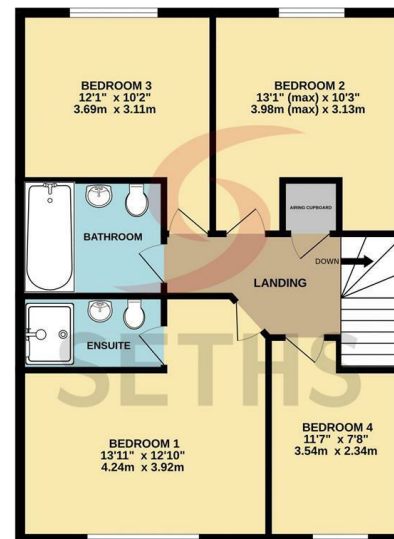
Council Tax Band

D

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

