CLOVERDALE ROAD
HAMILTON
LEICESTER
LE5 1UL

£399,950

FEATURES

- No chain
- 4 Bedrooms inc ensuite
- Lounge + Dining Room + Conservatory
- Off road parking for 4 cars
- Integrated Garage with the possibility for conversion
- Sought after area
- Peaceful cul-de-sac location
- Kitchen with utility area
- Family shower room + downstairs WC
- Good sized rear garden

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SETHS

4 Bedroom Detached House for sale in Hamilton, Leicester, LE5 1UL

GROUND FLOOR

ENTRANCE HALLWAY
Carpeted, radiator, access to the garage, staircase leading to the first floor.

LOUNGE
16'5" x 11'1"
Carpeted, gas fireplace, x2 radiators, uPVC double glazed bay window.

DINING ROOM
11'3" x 8'7"
Carpeted, radiator, uPVC double glazed sliding patio doors

CONSERVATORY
11'1" x 10'5"
Laminate flooring, radiator, uPVC double glazed door leading to rear garden

KITCHEN
14'10" x 8'7"
Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window, opening to utility area

UTILITY AREA
5'1" x 4'0"
Wall and base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, vinyl flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door leading to rear garden

WC
WC, wash hand basin with mixer tap and vanity units, vinyl flooring, cladded walls, towel radiator, extractor fan, uPVC double glazed window

GARAGE
16'0" x 7'7"

FIRST FLOOR

BEDROOM 1
12'5" x 10'2"
Carpeted, radiator, fitted wardrobes, ensuite, uPVC double glazed window.

ENSUITE
WC, wash hand basin with mixer tap and vanity units, shower cubicle with mixer valve and shower overhead, laminate flooring, cladded walls, towel radiator, extractor fan, uPVC double glazed window.

BEDROOM 2
11'4" x 10'4"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window.

BEDROOM 3
12'4" x 7'3"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window.

BEDROOM 4
9'0" (max) x 6'11"
Carpeted, radiator, uPVC double glazed window.

SHOWER ROOM
WC, wash hand basin with mixer tap and vanity units, shower cubicle with electric shower overhead, laminate flooring, cladded walls, towel radiator, extractor fan, uPVC double glazed window.

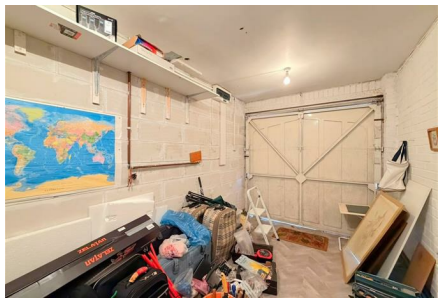
OUTSIDE
To the front of the property is a paved driveway with space for 4 cars and access to

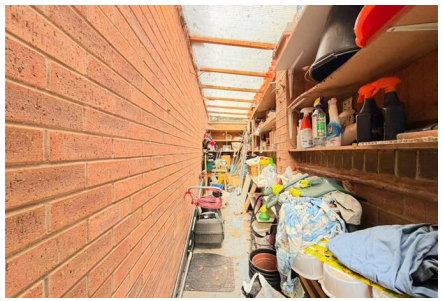
the garage.

To the rear of the property is a generous and private garden, designed for easy maintenance. A large paved patio area extends from the conservatory, providing the perfect space for outdoor dining and relaxing. The garden enjoys a good level of privacy, with fenced boundaries and trees creating a peaceful and secluded atmosphere. An ornamental feature adds an attractive focal point, while the enclosed layout makes it a practical and secure outdoor space. Overall, this is a delightful rear garden offering an ideal setting to unwind and enjoy with friends and family.

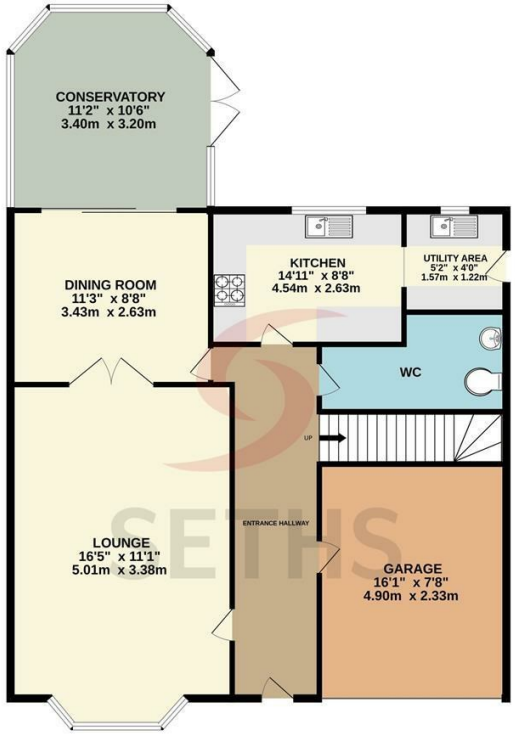
ADDITIONAL INFO

Tenure: Freehold
EPC rating: C
Council Tax Band: E
Council Tax Rate: £3,090.70
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

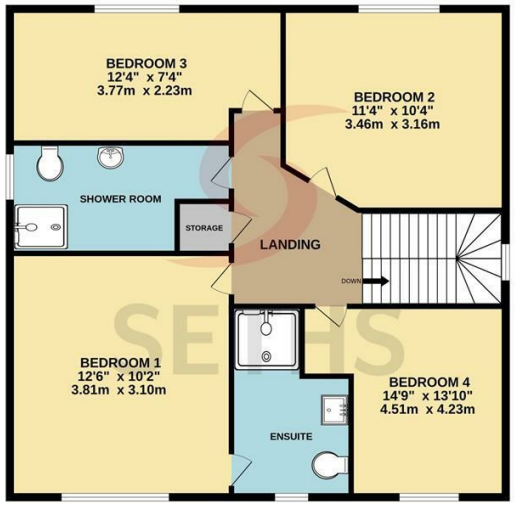




GROUND FLOOR



1ST FLOOR



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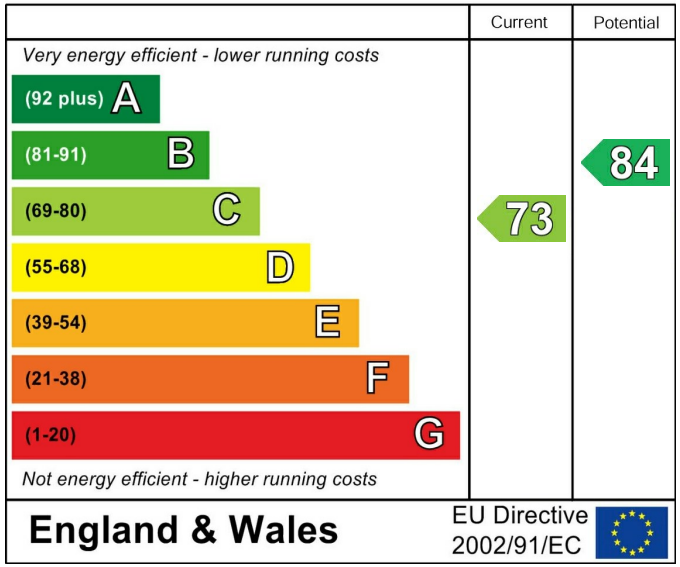
Council Tax Band

E

Energy Efficiency Rating



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.

SETHS