

GUIDE PRICE £320,000

8 Catterick Way

Hamilton, Leicester LE5 1ER

Three-bedroom townhouse over three floors · 119 m² (1,281 sq ft) · Top-floor principal suite with en-suite · Garage and driveway · Freehold

Hauseit.

LEICESTER'S BOUTIQUE ESTATE AGENCY

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WELCOME TO 8 CATTERICK WAY

A family home over three floors

Catterick Way sits on the quiet north-eastern edge of Hamilton, and number 8 is one of the three-storey townhouses that give the street its shape. The house has been finished with real care: herringbone flooring through the hall and kitchen, a bespoke lit media wall in the living room, and a principal suite that takes the whole of the top floor.

The ground floor is for living — a full-width living room with French doors to the garden, an eat-in kitchen at the front and a cloakroom off the hall. The first floor has two bedrooms and the family bathroom. Climb once more and the floor is entirely yours: a seventeen-foot bedroom under the eaves, fitted wardrobes, Velux windows and an en-suite shower room.

Outside there is a tiered rear garden with a raised terrace, a single garage and driveway parking — on a street of larger family homes, with a play park and countryside footpaths a few minutes' walk away.

AT A GLANCE

PRICE	Guide price £320,000
TYPE	Three-storey semi-detached townhouse
BEDROOMS	Three
BATHROOMS	En-suite, family bathroom, cloakroom
FLOOR AREA	119 m² · 1,281 sq ft
PARKING	Single garage and driveway
TENURE	Freehold
COUNCIL TAX	Band C
EPC	Rating C



WHAT MAKES IT SPECIAL

- Bespoke lit media wall with fitted storage in the living room
- French doors from the living room onto the patio and garden
- Eat-in kitchen with integrated double oven and gas hob
- Herringbone flooring through the hall, kitchen and cloakroom
- Top-floor principal suite with vaulted ceiling, fitted wardrobes and en-suite
- Full-width bedroom two with two windows — easily shared
- Bedroom three with fitted sliding-mirror wardrobes, currently a home office
- Tiered rear garden, garage with side door and driveway parking

GROUND FLOOR

Living, cooking and coming home







Living room

4.65m × 3.51m · 15'3" × 11'6"

The full width of the house at the back, with French doors onto the patio. The bespoke media wall is the room's centrepiece — a recessed television and soundbar housing flanked by four lit display niches, over a run of fitted cupboards the width of the wall.

Eat-in kitchen

2.95m × 3.30m · 9'8" × 10'10"

At the front of the house, with room for a dining table in the window. Cream units under granite-effect worktops, a stainless-steel sink, integrated Zanussi double oven and four-ring gas hob, and housing for a tall fridge-freezer. Herringbone flooring runs through from the hall.

Hall and cloakroom

WC 2.03m × 1.07m

A hall of 14'9" with the stairs rising ahead of you and doors to every room; the cloakroom has a WC and pedestal basin.





FIRST FLOOR

Two bedrooms and the family bathroom







Bedroom two

4.65m × 3.61m · 15'3" × 11'10"

The full width of the house, with two windows over the garden. It is a shared children's room today, with a bed at either end and space to spare — or a generous double with room for a desk.

Bedroom three

2.46m × 2.74m · 8'1" × 9'0"

At the front, with a wall of fitted sliding wardrobes with mirrored doors. Set up as a home office today; a single bedroom or nursery tomorrow.

Family bathroom

2.46m × 1.80m · 8'1" × 5'11"

Bath with a shower over, feature mosaic tiling, pedestal basin and WC. The landing has a window to the front and the stairs continue to the top floor.





SECOND FLOOR · THE PRINCIPAL SUITE

A whole floor to yourselves





Principal bedroom

3.81m × 5.31m · 12'6" × 17'5"

The stairs arrive in the room itself, so the whole top floor is private. Seventeen feet of bedroom under a vaulted ceiling, with two Velux windows, a dormer window to the front, wall lights either side of the bed and a run of fitted sliding wardrobes with mirrored and panelled doors.

En-suite

1.37m × 2.26m · 4'6" × 7'5"

Shower enclosure, pedestal basin and WC, lit by its own Velux window.





OUTSIDE

Garden, garage and driveway





The garden

A paved patio runs along the back of the house outside the French doors, with the lawn beyond. Steps lead up to a raised terrace in the far corner, edged with rendered planters — a second place to sit, away from the house. Close-board fencing on all sides.

Garage and parking

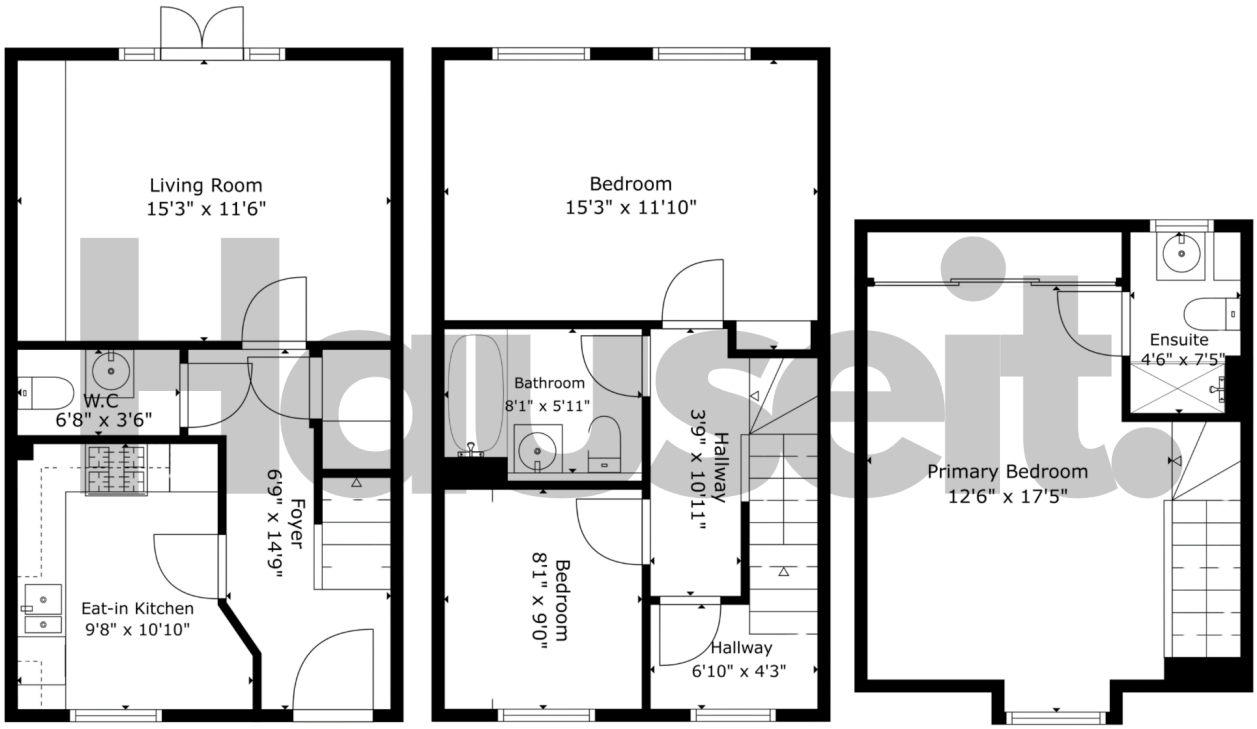
A single garage stands beside the house with a side door straight into the garden, and the driveway in front of it gives off-road parking. At the front, a lawn behind a clipped hedge and a canopy over the front door.

The street

Catterick Way is a quiet street of larger family homes — mostly four- and five-bedroom detached houses — on the north-eastern edge of Hamilton, where the estate meets open fields. A play park and the footpaths into the countryside are a few minutes' walk from the front door.

FLOORPLAN

Every room, every floor



Approximate gross internal area 119 m² (1,281 sq ft), as recorded on the Energy Performance Certificate. Room sizes are maximum dimensions and the plan is for illustration only; it is not to scale.

Hamilton

East Leicester's family suburb, built from the 1990s onwards with its own district centre, schools and parks, and open countryside at its edge. Catterick Way is in the newer north-eastern part, where the streets are quieter and the houses larger. The city centre is around four miles away.

SCHOOLS

Hope Hamilton CofE Primary and Kestrel Mead Primary Academy; Orchard Mead Academy for 11 to 16 and Gateway Sixth Form College.

SHOPPING

Tesco Extra and the Hamilton district centre on Maidenwell Avenue — pharmacy, GP surgery and takeaways — with Thurmaston's retail parks ten minutes away.

GETTING AROUND

Regular buses into the city; the A47 and the outer ring road for the M1 and M69; Leicester station for London St Pancras in just over an hour.

PRICE	TENURE	COUNCIL TAX	EPC RATING
Guide £320,000	Freehold	Band C	C

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