



## 5 Meadowsweet Road, Leicester, LE5 1TP Price £400,000



Set To Let Estate Agents are pleased to offer this beautiful 3 Bedroom Detached Property on Meadowsweet Road, Hamilton, LE5.

Completely refurbished and offered in excellent condition throughout. Property comprises in brief, off street parking for several cars, spacious entrance hallway with two reception rooms, dining room, cloakroom and a large newly fitted kitchen/diner offering plenty of living space for a family and entertaining guests.

First floor offers 3 good size bedrms and a newly fitted family bathroom.

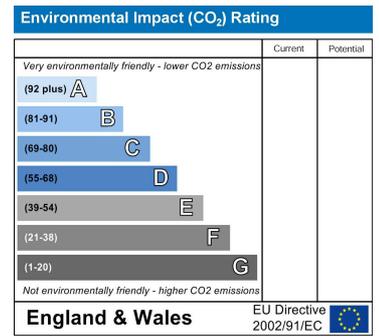
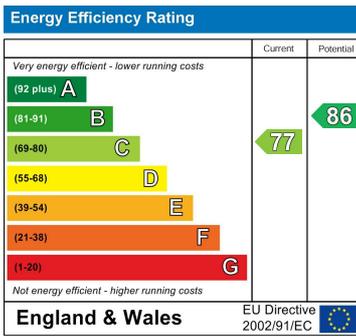
Conveniently located on a corner plot with potential to extend further. A short walk to local schools, supermarkets and easy access to ring roads. Lovely landscaped garden to rear.

Call Set To Let Estate Agents to arrange a viewing on 0116 2436464.

- Detached Property
- Beautiful Family Home
- Corner Plot
- New Kitchen
- New Bathroom
- Newly Refurbished Throughout
- Potential to Extend
- No Chain

### Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



TOTAL FLOOR AREA: 1179 sq.ft. (109.5 sq.m.) approx.  
 Whilst our digital floor plans have been created from the best available data, they are not intended to be used for any legal purposes or measurements. They do not constitute an offer and should be used as a guide only. For more information, please contact our sales team. We do not warrant the accuracy of the information provided and we do not accept any liability for any errors or omissions. The information is provided for your information only and should not be relied upon for any legal purposes. The information is provided for your information only and should not be relied upon for any legal purposes. The information is provided for your information only and should not be relied upon for any legal purposes.

### Driveway

Off street parking for 2 cars with grass and hedges running along the side of the property, separating footpath to the property border.

### Entrance Hallway

Spacious entrance hallway, laminate flooring, radiator to wall and staircase leading to first floor. Access to cloakroom, lounge (left), dining room (right) and kitchen (rear).

### Lounge 11'5" x 13'9" (3.5 x 4.2)

Contemporary room with window to front elevation and french doors leading to family room. Feature fire place adding lovely character. Laminate flooring and radiator to wall.

### Dining Room 8'2" x 16'4" (2.5 x 5)

Good size room with window to front elevation and french doors leading to kitchen. Laminate flooring, radiator to wall and downlighters to ceiling.

### Family Room 8'6" x 9'6" (2.6 x 2.9)

Accessed from both lounge and kitchen with a patio door leading to the rear garden. Additional room can be used for multiple use. Laminate flooring and radiator to wall.

### Kitchen/Diner 19'8" x 12'1" (6 x 3.7)

New fitted kitchen, large enough for a family and entertaining guests. High quality fixtures and fittings with white gloss cupboards and slate grey worktop. Integrated appliances, including a 5 burner gas hob, plenty of storage with a range of wall & base level units. Space for breakfast bar and dining table. 2 windows to rear elevation and door leading to garden from side walk way.

### Cloakroom/WC

Convenient ground floor WC and wash hand basin. Laminate flooring and radiator to wall.

### First Floor Landing

Spacious landing with laminate flooring and radiator to wall. Doors leading to 3 bedrooms and bathroom. Additional store cupboard.

### Bathroom

Newly fitted 3 piece suite including bath tub, WC and wash hand basin. Tiles to floor and half way on walls. Towel radiator to wall and window to rear elevation.

### Bedroom 1 11'5" x 9'6" (3.5 x 2.9)

Generous bedroom with window to rear elevation, radiator to wall and laminate flooring.

### Bedroom 2 11'5" x 11'9" (3.5 x 3.6)

Spacious bedroom with window to front elevation, laminate flooring and radiator to wall. Built in wardrobe allowing plenty of additional storage.

### Bedroom 3 8'2" x 6'10" (2.5 x 2.1)

Single size room with window to front elevation, laminate flooring and radiator to wall.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.