



Trillium Close, Hamilton, LE5

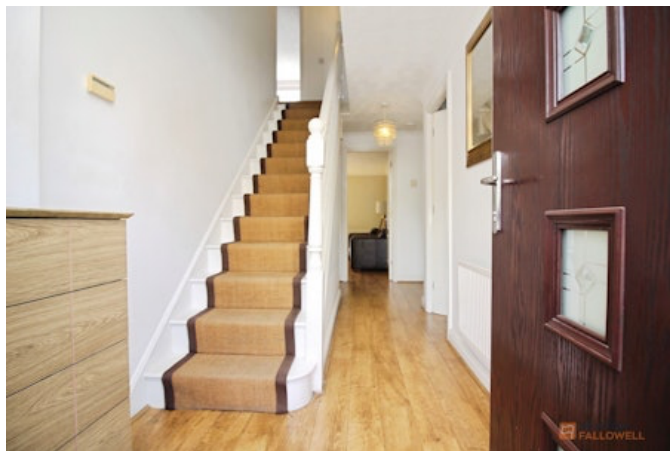
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£425,000



Key Features

- Four well proportioned bedrooms (master with en-suite)
- Detached family home
- Family friendly cul de sac position
- Available with no upward chain
- Popular residential location
- Driveway and integral garage
- EPC rating TBC
- Freehold





Situated in a quiet cul-de-sac in the popular Hamilton area, this detached family home offers well-proportioned and versatile accommodation close to local schools, amenities and transport links. Benefiting from gas central heating, the ground floor features a welcoming hallway with guest WC, a bay-fronted reception room ideal for dining, and a lounge with patio doors to the garden and kitchen. To the first floor are four bedrooms, three doubles with fitted wardrobes. The principal bedroom benefits from an en-suite, with a modern family bathroom completing the accommodation. Externally, the corner plot provides a driveway, integral garage and a private rear garden with lawn, patio, covered seating area and timber shed. Available with no chain, an early viewing is recommended.

Step inside your new home

Upon entering the property, you are welcomed into a hallway with stairs rising to the first floor, a useful storage cupboard, and access to a convenient guest WC.

The front reception room benefits from a charming walk-in bay window and provides an ideal space for formal dining or additional sitting accommodation.

The lounge is finished with wood-effect flooring and enjoys patio doors opening onto the rear garden, allowing for an excellent connection between indoor and outdoor living.

The kitchen is fitted with a range of wall and base units complemented by tiled splashbacks and roll-edge work surfaces. Integrated appliances include an oven, four-ring hob, and extractor hood, alongside a 1.5 bowl sink and drainer, with space for additional appliances.

A separate utility area provides further storage, a sink and drainer, space for appliances, and houses the wall-mounted Worcester boiler.



Moving upstairs

Stairs rise to the first floor landing, which provides access to four well-proportioned bedrooms, three of which are comfortable doubles and benefit from fitted wardrobes. The principal bedroom further enjoys the convenience of its own en-suite shower room, fitted with a contemporary three-piece suite comprising WC, wash hand basin and shower enclosure.

Completing the first floor is the modern family bathroom, fitted with a stylish three-piece suite including a bath with shower over, wash hand basin and WC, complemented by tiled surrounds and an illuminated mirror.

The landing also provides access to a useful airing cupboard and loft space via a pull-down ladder.

Outside

Occupying a desirable corner plot, the property benefits from a tarmac driveway to the front providing access to the integral garage. Gated side access leads to a predominantly lawned rear garden, with a variety of mature shrubs.

The garden further features a covered seating area, timber shed, and a patio adjoining the rear of the property, an ideal space for outdoor dining, entertaining, or relaxing.

Location

Hamilton is a modern and highly sought-after residential area in Leicester, offering a perfect balance of peaceful community living with excellent access to the city centre. Popular with families and professionals alike, the area is well planned with an abundance of green spaces, walking routes and local amenities.

A range of shops, supermarkets and eateries are all within easy reach, ensuring everyday essentials are close by. Excellent transport links provide straightforward access to Leicester city centre and major road networks, including the A47 and A563, making commuting convenient.

The area is also well served by highly regarded schools and leisure facilities, further enhancing its appeal as a welcoming and well-connected place to call home.





Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Leicester - Tax Band E. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of



representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

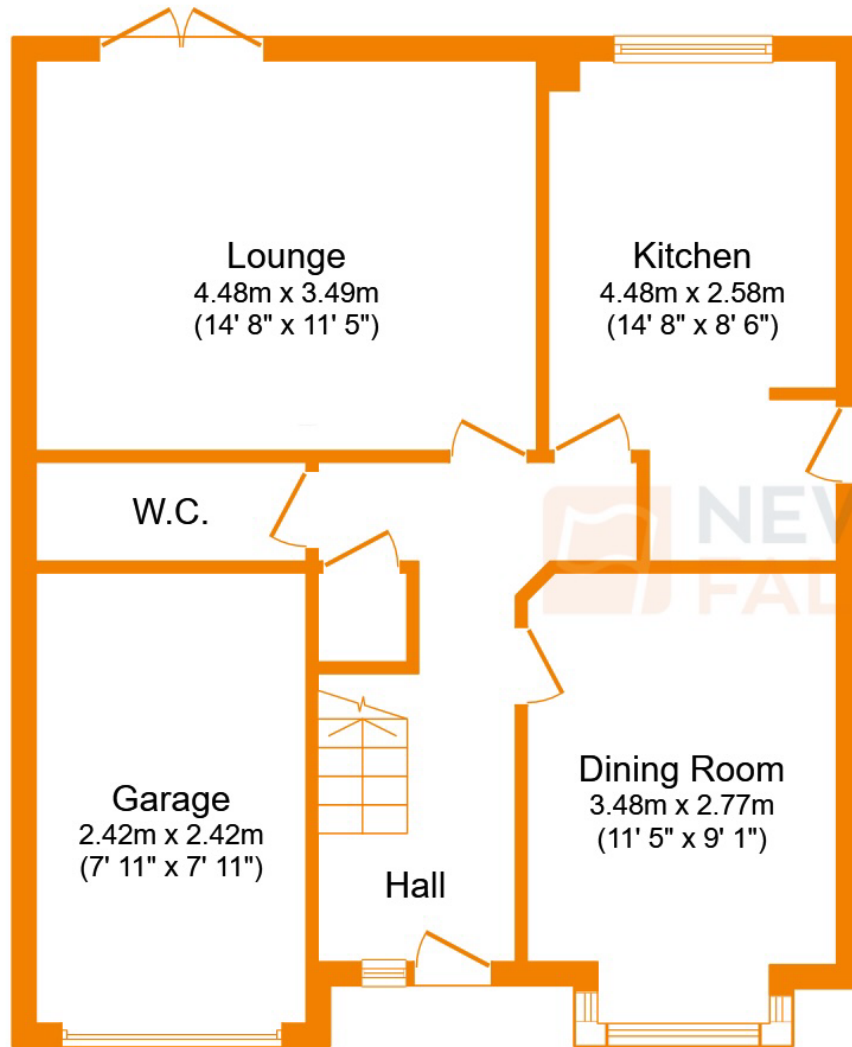
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

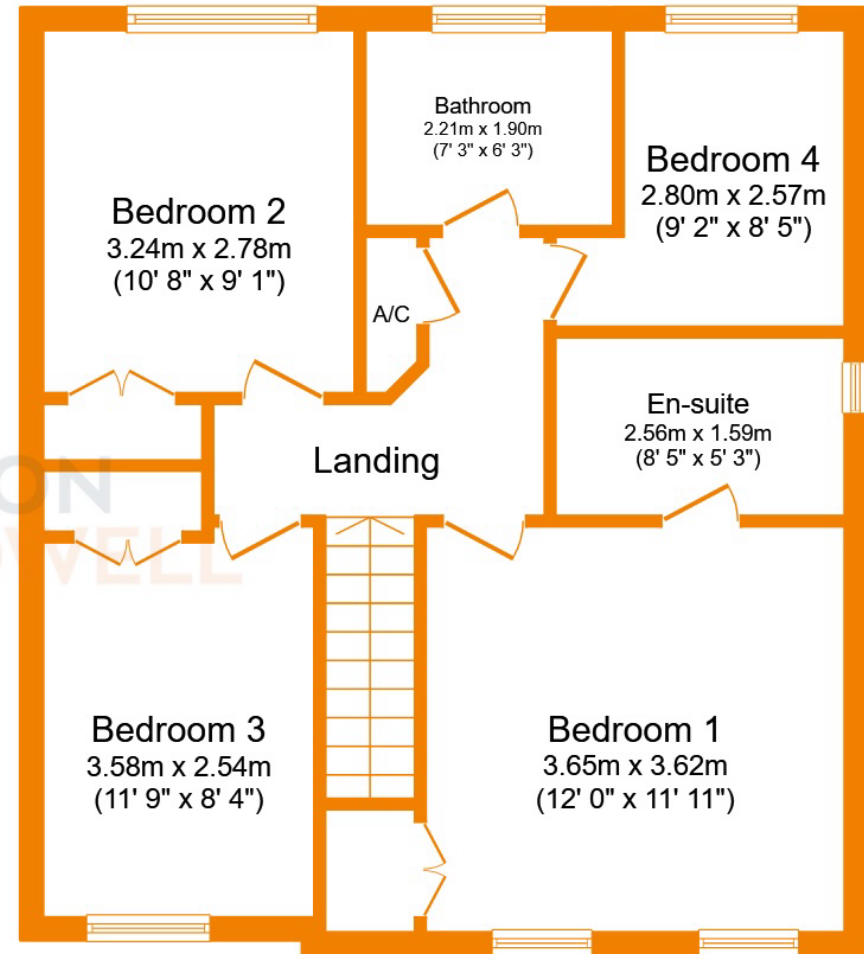
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

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