





Hollowtree Road,Hamilton Leicester LE5 1TH

william h brown

welcome to

Hollowtree Road, Hamilton Leicester

Well-maintained three-bed detached home on a corner plot in Hamilton. Features spacious kitchen/diner, lounge, conservatory, WC, two double bedrooms and one single. Benefits from private garden, driveway and garage to the rear

Entrance Hall
Door to the front.

W C
With WC.

Lounge
Double glazed window to the front and gas fire.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, laminate flooring, integrated dishwasher and fridge freezer. Double glazed window to the front and double glazed window to the rear.

Conservatory
UPVC double glazing and hard wood flooring.

First Floor Landing
With stairs rising from the ground floor.

Bedroom One
Double glazed window to the front and integrated wardrobe.

Bedroom Two
Double glazed window to the front and integrated wardrobe.

Bedroom Three
Double glazed window to the rear and loft access.

Bathroom
Walk in shower, WC, hand wash basin and fully tiled.

Garage
The garage and a driveway are located to the rear of the property.

Rear Of Property
To the rear of the property is a garden and access to the garage and driveway.









view this property online williamhbrown.co.uk/Property/LHS120903

welcome to

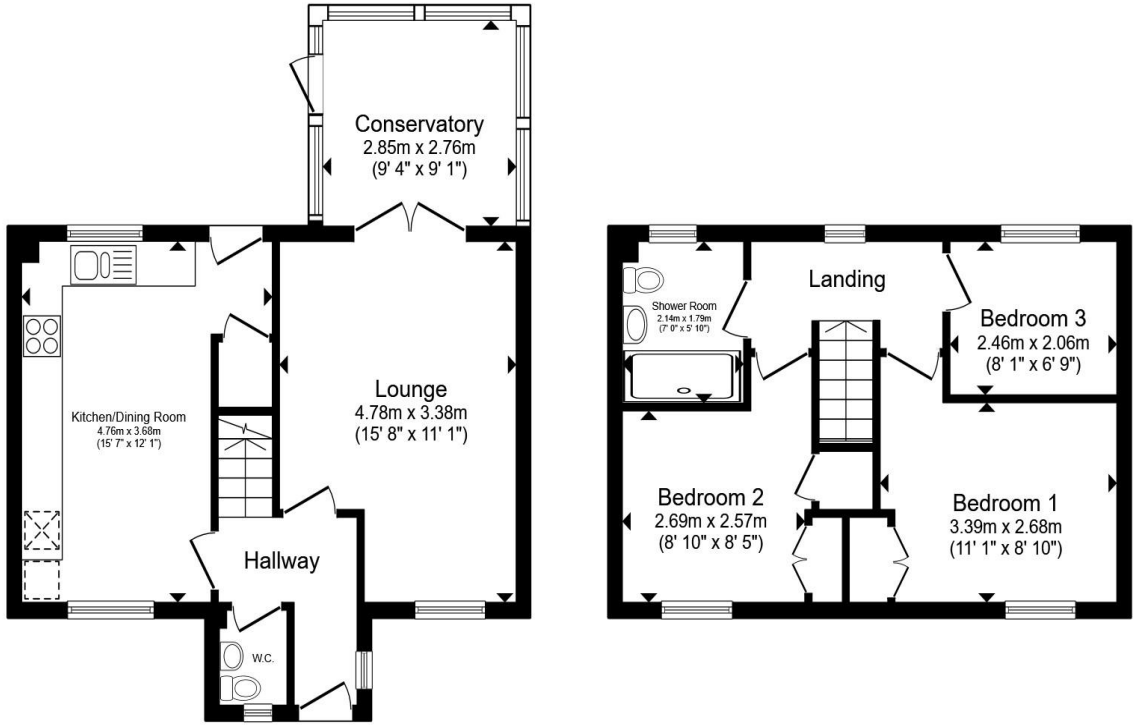
Hollowtree Road, Hamilton Leicester

- Three-bedroom detached
- Corner plot
- Spacious kitchen
- Private rear garden
- Driveway and garage to rear

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers over

£290,000



Total floor area 81.7 m² (879 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william h brown

view this property online williamhbrown.co.uk/Property/LHS120903

The Property Ombudsman

Property Ref:
LHS120903 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

william h brown

0116 251 4131

Leicester@williamhbrown.co.uk

16-18 Halford Street, LEICESTER, Leicestershire, LE1 1JB

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.