





House - Detached

LANGTOFT ROAD
HAMILTON
LEICESTER
LE5 1FU

£415,000

FEATURES

- Modern family home
- 4 Bedrooms inc ensuite
- Driveway + single garage
- Lounge + reception room
- Sought after location
- Corner plot
- Spacious kitchen / diner
- Galleried landing

4 2 2 B

SETHS

4 Bedroom House - Detached located in Leicester

GROUND FLOOR

RECEPTION ROOM
18'8" (max) x 8'5"
Laminate flooring, radiator, staircase leading to first floor, uPVC double glazed French doors leading to garden

LOUNGE
13'0" x 10'2"
Carpeted, radiator, uPVC double glazed window

KITCHEN / DINER
29'8" (max) 13'10" (max)
Featuring a contemporary range of fitted wall and base units with work surfaces over incorporating a sink and drainer with mixer tap, 4 ring gas hob with extractor hood, x2 built-in ovens, built-in fridge / freezer, built-in dishwasher, breakfast bar, space for dining table, plumbing for washing machine, laminate flooring, under cabinet lighting, x2 radiators, x2 uPVC double glazed windows, uPVC double glazed door

WC
WC, wash hand basin with mixer tap and splashback tiles, lino flooring, radiator, extractor fan

FIRST FLOOR

BEDROOM 1
12'6" (max) x 10'4"
Carpeted, radiator, uPVC double glazed window, ensuite

ENSUITE
WC, wash hand basin with mixer tap and vanity units, shower cubicle, lino flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

BEDROOM 2
10'3" x 9'9"
Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 3
10'8" x 8'6"
Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 4
12'10" x 7'2"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, lino flooring, partly tiled walls, towel radiator, uPVC double glazed window

OUTSIDE
Low maintenance rear garden mainly laid to lawn with the added benefit of a slabbed patio area. There is also access to the rear driveway / garage and EV charging point.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: B
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

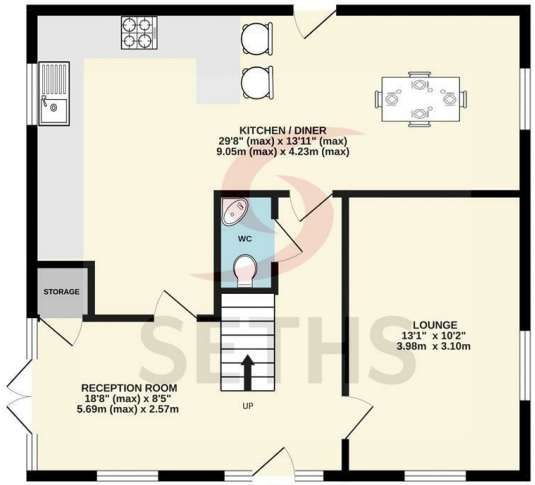




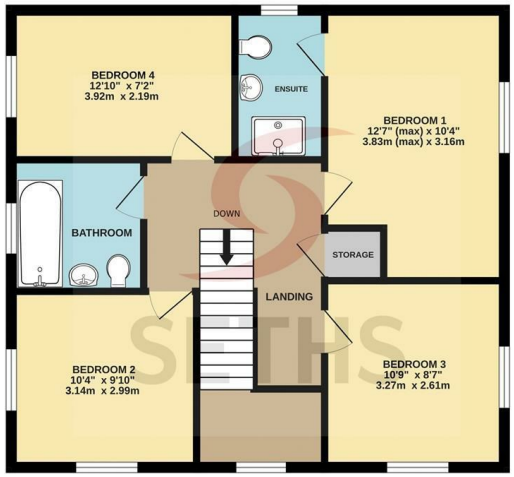




GROUND FLOOR



1ST FLOOR



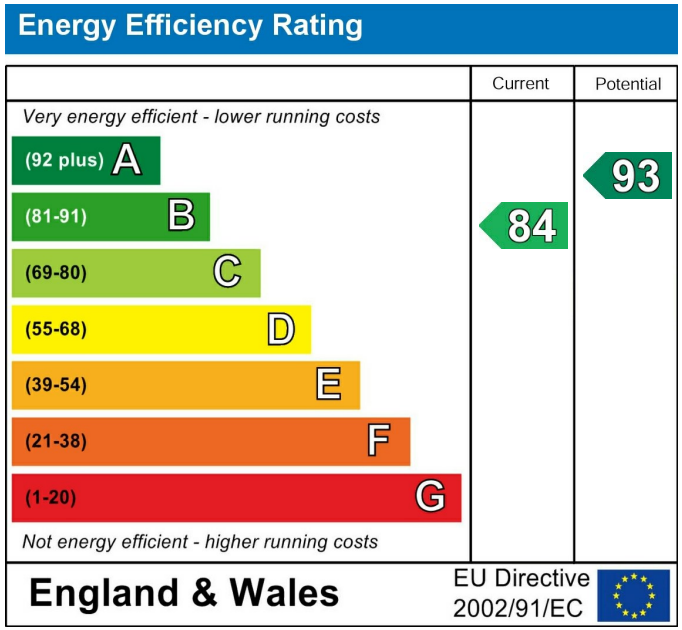
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS