



**Hollowtree Road, Hamilton Leicester LE5 1TH**

**welcome to**

## **Hollowtree Road, Hamilton Leicester**

Detached four-bedroom family home on Hollowtree Road, Hamilton. Two reception rooms (one converted from the garage), dining room, fitted kitchen, utility with downstairs WC, master en-suite and family bathroom. Large driveway and rear garden comprising of paved access and lawn.

### **Entrance Hall**

Door to the front and under stairs storage cupboard.

### **Lounge**

Bay window to the front, fire place, radiator, wooden flooring and double doors leading to the dining room.

### **Dining Room**

Sliding door to the rear, radiator and wooden flooring.

### **Study**

Window to the front and radiator.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, pantry and radiator. Window to the rear.

### **Utility Room**

Fitted with wall and base units, sink drainer unit and door to the side.

### **Cloakroom**

Window to the side, WC, hand wash basin and radiator.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Window to the front, fitted wardrobes and radiator.

### **En-Suite**

Window to the front, shower cubicle, WC, hand wash basin and radiator.

### **Bedroom Two**

Window to the rear and radiator.

### **Bedroom Three**

Window to the rear and fitted wardrobes.

### **Bedroom Four**

Window to the front, built in wardrobes and radiator.

### **Bathroom**

Window to the rear, bath with shower over, WC, hand wash basin, radiator and towel rail.

### **Front & Rear Of Property**

To the front of the property is a large driveway. To the rear of the property is an easy to maintain garden with a paved patio area and a raised lawned area.

### **Agents Note One**

There is an easement on the title, please enquire with the branch.

### **Agents Note Two**

We are advised that the solar panels at this property are not owned or leased. They were installed for free on a 25 year contract. The current owner does not pay any montly instalments. Any prospective buyer is advised to clarify this information with their legal representative.





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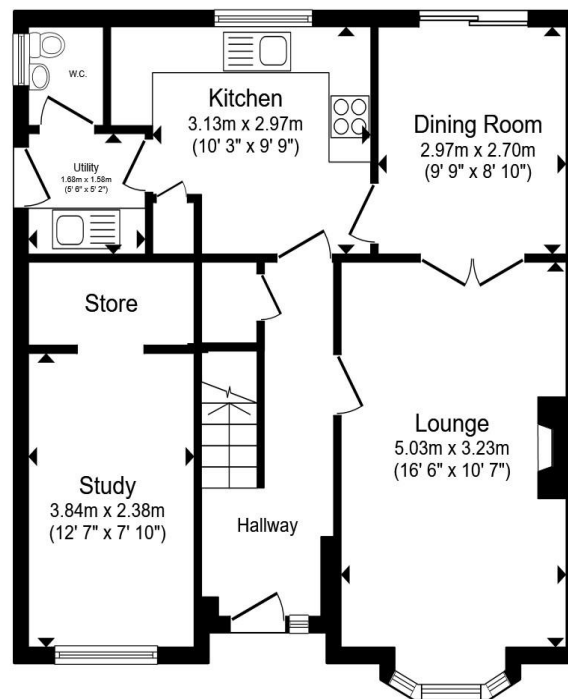
## Hollowtree Road, Hamilton Leicester

- Detached
- Four Bedrooms
- Three Reception Rooms
- En-Suite
- Off Road Parking

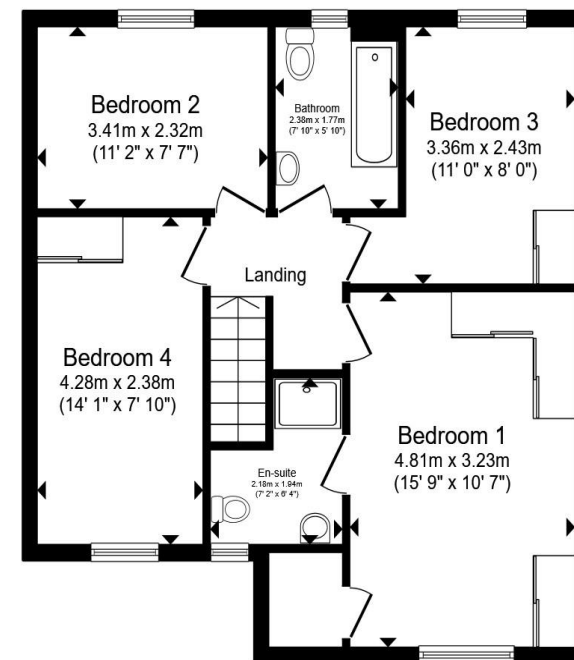
Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: E

offers in the region of

**£450,000**



Ground Floor



First Floor

Total floor area 120.3 m<sup>2</sup> (1,295 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](http://www.propertybox.io)



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Property Ref:  
LHS120573 - 0004

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