



Connells

Coltsfoot Road
Hamilton Leicester



Property Description

VENDOR PAID STAMP DUTY please call us for further information

Discover this beautifully extended and exceptionally spacious four-bedroom detached family home, perfectly positioned on a generous corner plot in the highly sought-after Hamilton area of Leicester. Offering a blend of modern living, multiple reception spaces, and excellent outdoor areas, this property is ideal for growing families seeking comfort, convenience, and style.

Hamilton is a vibrant and family-friendly area of Leicester, known for excellent schools, convenient shopping and amenities, easy access to Leicester city centre and major transport routes and a strong community feel and well-maintained surroundings.

The property is approached via a welcoming hallway with doors leading through to a bright and airy lounge, a second living room offers generous space and an extended beautifully presented open plan kitchen/diner with built in appliances, there is also a utility room and ground floor WC. To the first floor, there are four well presented bedrooms, with the master room being en-suite and family bathroom with modern suite.

Outside, the property sits proudly on a corner plot, offering a generous rear garden with patio and lawn areas — perfect for outdoor dining and family activities. A driveway for two vehicles completes the front aspect.

Viewing is highly recommended to appreciate this beautiful home.

Entrance Hall

Welcoming hallway with laminate flooring, radiator, understairs storage, and staircase to the first floor.

Lounge

A bright and comfortable space featuring a gas fireplace, dual aspect uPVC windows, and fitted carpet — perfect for relaxing evenings.

Living Room

A second generous reception room with laminate flooring, gas fireplace, walk-in bay window, and French doors opening onto the garden. Ideal as a family room or formal sitting area.

Downstairs Wc

With wash basin, laminate flooring, and tiled walls.

Extended Kitchen / Diner

The heart of the home — a stunning open-plan kitchen/dining area with modern units, double oven, built-in microwave, gas hob, skylights, and multiple windows flooding the space with natural light. French doors lead

directly to the rear garden.

Utility Room

Additional storage, sink, plumbing for appliances, and space for fridge/freezer.

First Floor Landing

Bedroom One

A spacious double bedroom with two windows, radiator, and door leading to the en-suite

En-Suite

Fitted with shower, low level WC and wash hand basin, part tiled walls radiator and obscure glazed window

Bedroom Two

A well-proportioned double bedroom with storage cupboard and uPVC window.

Bedroom Three

Flexible space with double glazed window, carpet flooring — ideal as a bedroom, dressing room, or home office.

Bedroom Four

A comfortable single or small double room with radiator and uPVC window

Bathroom

Modern suite with bath, WC, wash basin, and tiled walls.

Outside

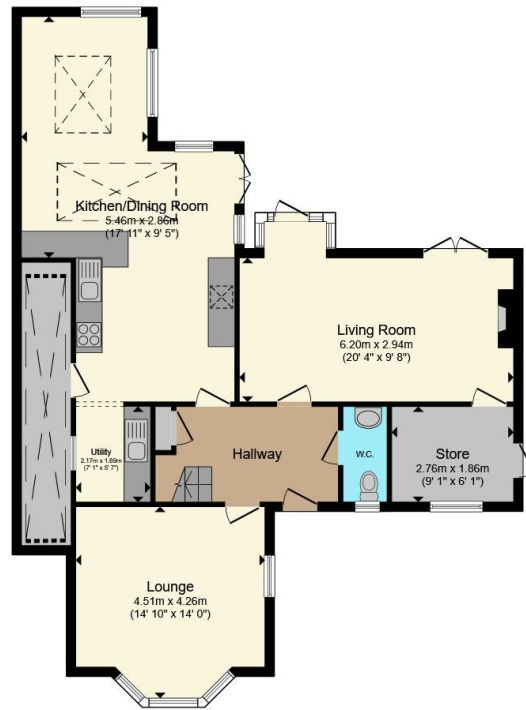
Set on a generous corner plot, the property enjoys a prominent and attractive position within a quiet residential street in Hamilton. The front elevation offers a clean, modern look with a well-kept frontage and a private driveway providing off-road parking for two vehicles.

To the rear, the property boasts a beautifully maintained garden, thoughtfully laid out with a combination of lawn and patio areas — perfect for outdoor dining, children's play, or simply relaxing in the warmer months and mature fencing provides excellent privacy

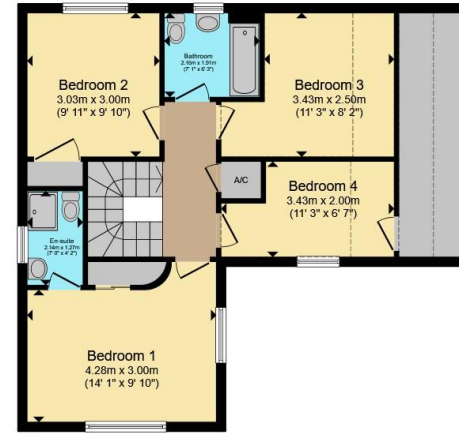








Ground Floor



First Floor

Total floor area 172.4 m² (1,855 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



To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: C Council Tax Band: D

Tenure: Freehold

view this property online connells.co.uk/Property/LTR325919



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