





Larkspur Close,Hamilton Leicester LE5 1UE

william h brown

welcome to

Larkspur Close, Hamilton Leicester

Located in a tucked-away position within Hamilton's original development, this spacious four-bedroom detached home offers generous family living throughout. Boasting a large conservatory, en-suite to the principal bedroom, double garage, driveway and a tiered rear garden.

Entrance Porch

Entrance Hall
W C
Window to the side, WC, hand wash basin and radiator.

Study
Window to the front, radiator and carpeted.

Lounge
Two windows to the front, wooden flooring and two radiators.

Dining Room
Patio door to the rear, wooden flooring and radiator.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, breakfast barm integrated oven and hob. Window to the rear.

Utility Room
Wall and base units with work surfaces over. Door to the rear.

Conservatory
Patio doors to the rear and french doors to the side.

First Floor Landing
Window to the side, radiator and loft access.

Bedroom One
Window to the front, fitted wardrobes and radiator.

En-Suite
Window to the side, shower cubicle, WC, hand wash basin and radiator.

Bedroom Two
Window to the rear and radiator.

Bedroom Three
Window to the rear and radiator.

Bedroom Four
Window to the front, fitted wardrobes and radiator.

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

Double Garage

Front & Rear Of Property
To the front of the property is a driveway and access to a double garage. To the rear of the property is a tiered garden with a pond and water feature, offering a variety of seating and entertaining areas.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









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welcome to

Larkspur Close, Hamilton Leicester

- Four Bedroom
- Detached
- Detached Double Garage
- En-suite
- Desirable First Phase Hamilton

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

offers over

£400,000



Total floor area 164.5 m² (1,770 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

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The Property Ombudsman

Property Ref:
LHS120926 - 0005

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