



Timble Road, Hamilton Leicester LE5 1NS

welcome to

Timble Road, Hamilton Leicester

Spacious four-bedroom detached home on Timble Road, Hamilton. Offering a generous lounge, kitchen/diner, utility room, downstairs WC, principal bedroom with en-suite, family bathroom, double garage, driveway parking and a spacious rear garden.



Entrance Hall

Door to the front.

Lounge

Double glazed window to the front, french door to the rear and laminate flooring.

Kitchen/Diner

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, vinyl flooring, integrated oven and hob. Double glazed window to the front and to the rear.

Utility Room

Door to the rear garden, sink drainer unit, work surfaces and vinyl flooring.

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With WC and hand wash basin.

First Floor Landing

Storage cupboard and loft access.

Bedroom One

Double glazed window to the rear, fitted wardrobes and carpeted.

En-Suite

Double glazed window to the rear, shower cubicle, WC and hand wash basin.

Bedroom Two

Double glazed window to the rear, fitted wardrobes and carpeted.

Bedroom Three

Double glazed window to the front, fitted wardrobes and carpeted.

Bedroom Four

Double glazed window to the front and carpeted.

Bathroom

Double glazed window to the front, bath with shower over, WC, hand wash basin and Vinyl flooring.

Double Garage

With up and over doors.

Front & Rear Of Property

To the front of the property is a driveway providing off road parking. To the rear of the property is a garden with a decking area and garden laid to lawn with fence boundaries, access to garage and side access.

Agents Note

A greenbelt charge of £172 per annum for Hamilton applies. Any prospective buyer is advised to clarify this information with their legal representative.



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welcome to

Timble Road, Hamilton Leicester

- Detached
- Four Bedrooms
- En-Suite
- Rear Garden
- Double Garage

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£385,000



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Property Ref:
LHS121183 - 0003

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.

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Please note the marker reflects the
postcode not the actual property



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