



Hackness Road, Hamilton Leicester LE5 1EX

welcome to

Hackness Road, Hamilton Leicester

In a quiet cul-de-sac, this 3 bedroom semi-detached home offers charming front facing views & features an entrance hall, lounge, modern integrated kitchen, downstairs WC, three bedrooms, one with en-suite & a family bathroom. The property benefits from a garage & private gardens to front & rear.



Entrance Hall

Lounge

13' 11" x 12' 2" (4.24m x 3.71m)
Window to front and radiator

Kitchen/Diner

15' 5" x 9' 4" (4.70m x 2.84m)
Integral Fridge freezer and hob/oven. French door to rear. Understair storage, Radiator

Downstairs W/C

Toilet, hand wash basin and radiator

Bedroom One

12' 1" x 9' 3" (3.68m x 2.82m)
Window to front and radiator

En Suite

Shower cubicle, hand wash basin and toilet. Window to front and radiator

Bedroom Two

10' 10" x 8' 8" (3.30m x 2.64m)
Window to rear and radiator.

Bedroom Three

11' 7" x 6' 7" (3.53m x 2.01m)
Window to rear and radiator.

Bathroom

Bath and shower, toilet and hand wash basin.

Garage

20' x 10' 4" (6.10m x 3.15m)
Electrical supply.



view this property online williamhbrown.co.uk/Property/LHS120059



welcome to

Hackness Road, Hamilton Leicester

- Semi Detached
- Three Bedrooms
- En-Suite
- Garage & Off Road Parking
- Front & Rear Gardens

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£260,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/LHS120059](https://www.williamhbrown.co.uk/Property/LHS120059)



Property Ref:
LHS120059 - 0007

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)