



**1 Meadowsweet Road, Hamilton, Leicester, LE5 1TP**  
**£425,000**



Part of

**SHELDON  
BOSLEY  
KNIGHT**

LAND AND  
PROPERTY  
PROFESSIONALS



## 1 Meadowsweet Road

Hamilton, Leicester, LE5 1TP

### NO UPWARD CHAIN

An impressive **four-bedroom detached home** occupying a larger-than-average plot, featuring a spacious lounge, contemporary **open-plan kitchen/diner** and versatile accommodation.

Offering **three first-floor bedrooms plus a ground-floor fourth bedroom**, ideal for guests or home working, alongside an en-suite, family bathroom and ground floor W.C.

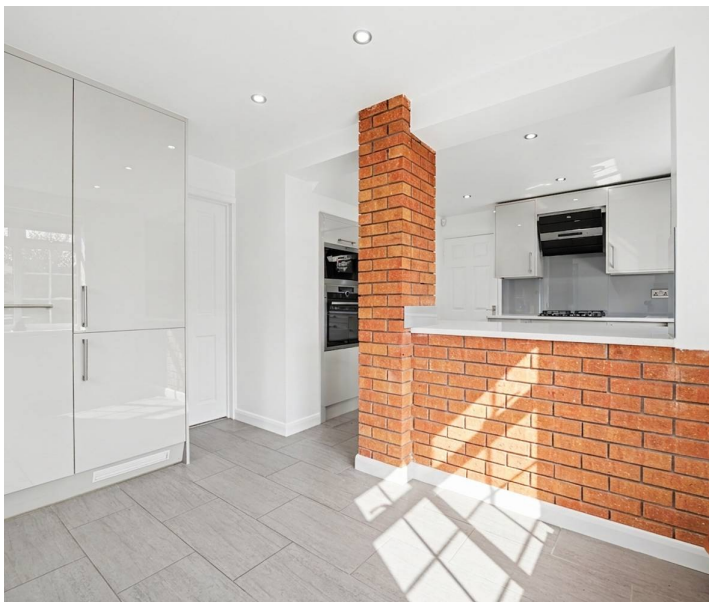
Outside offers **ample off-road parking and a generous enclosed rear garden**. Ideally located for schools, amenities and excellent transport links.

**A fantastic family home offering space, flexibility and a superb location.**

Council Tax band: D

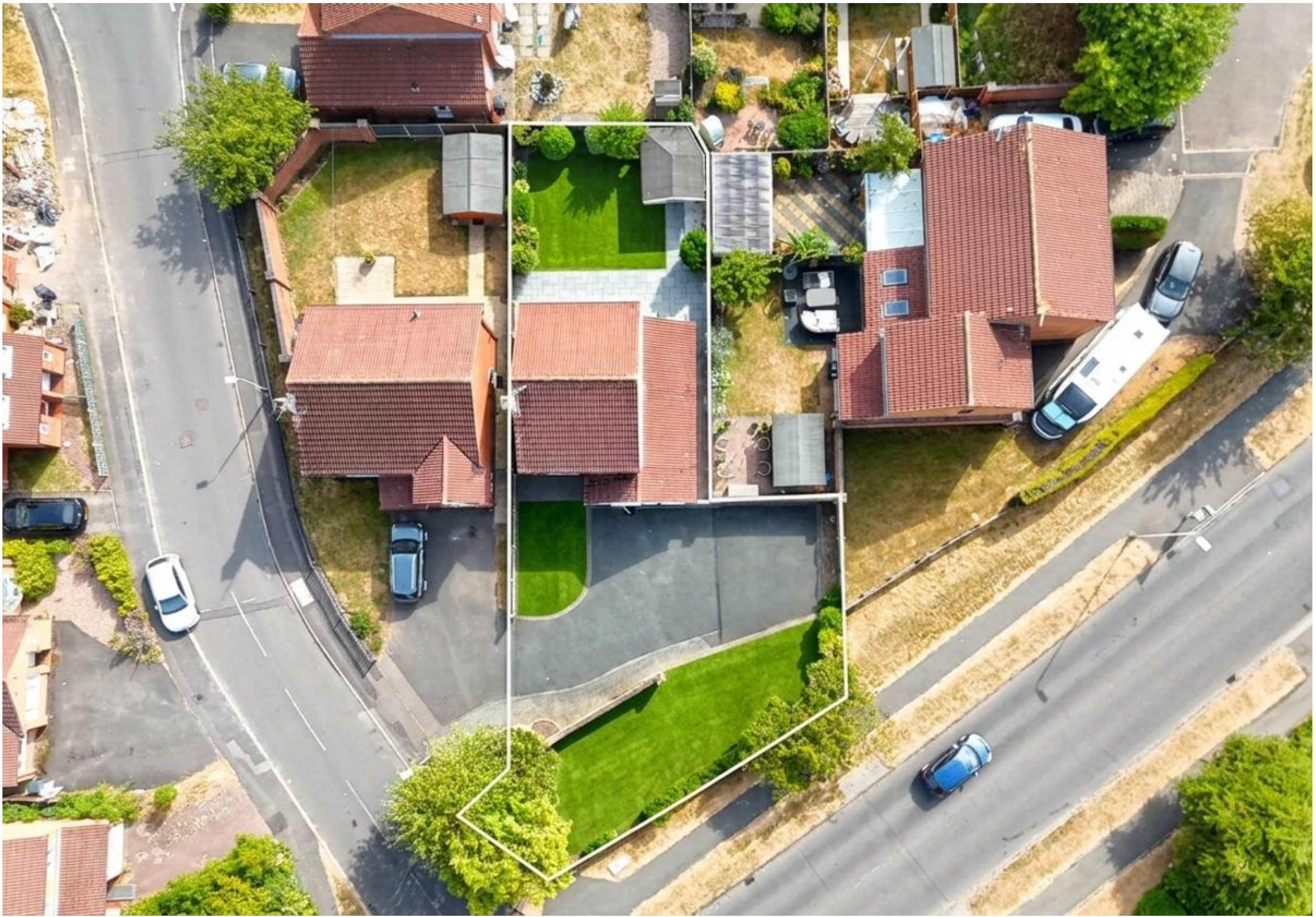
Tenure: Freehold

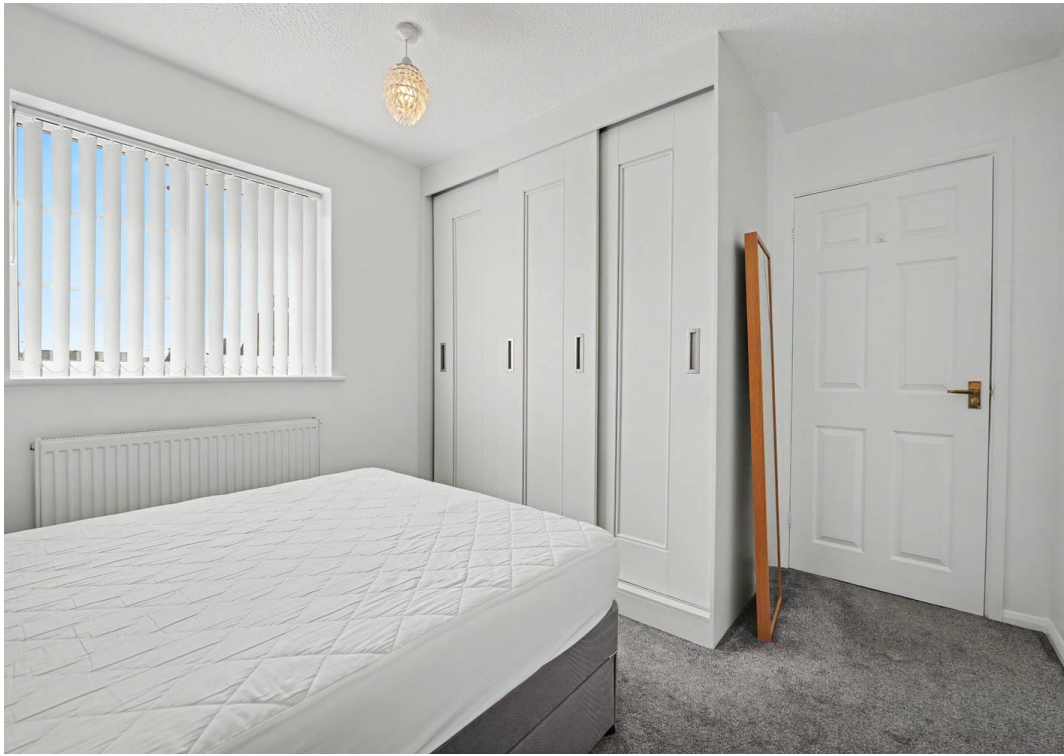
EPC Energy Efficiency Rating: C

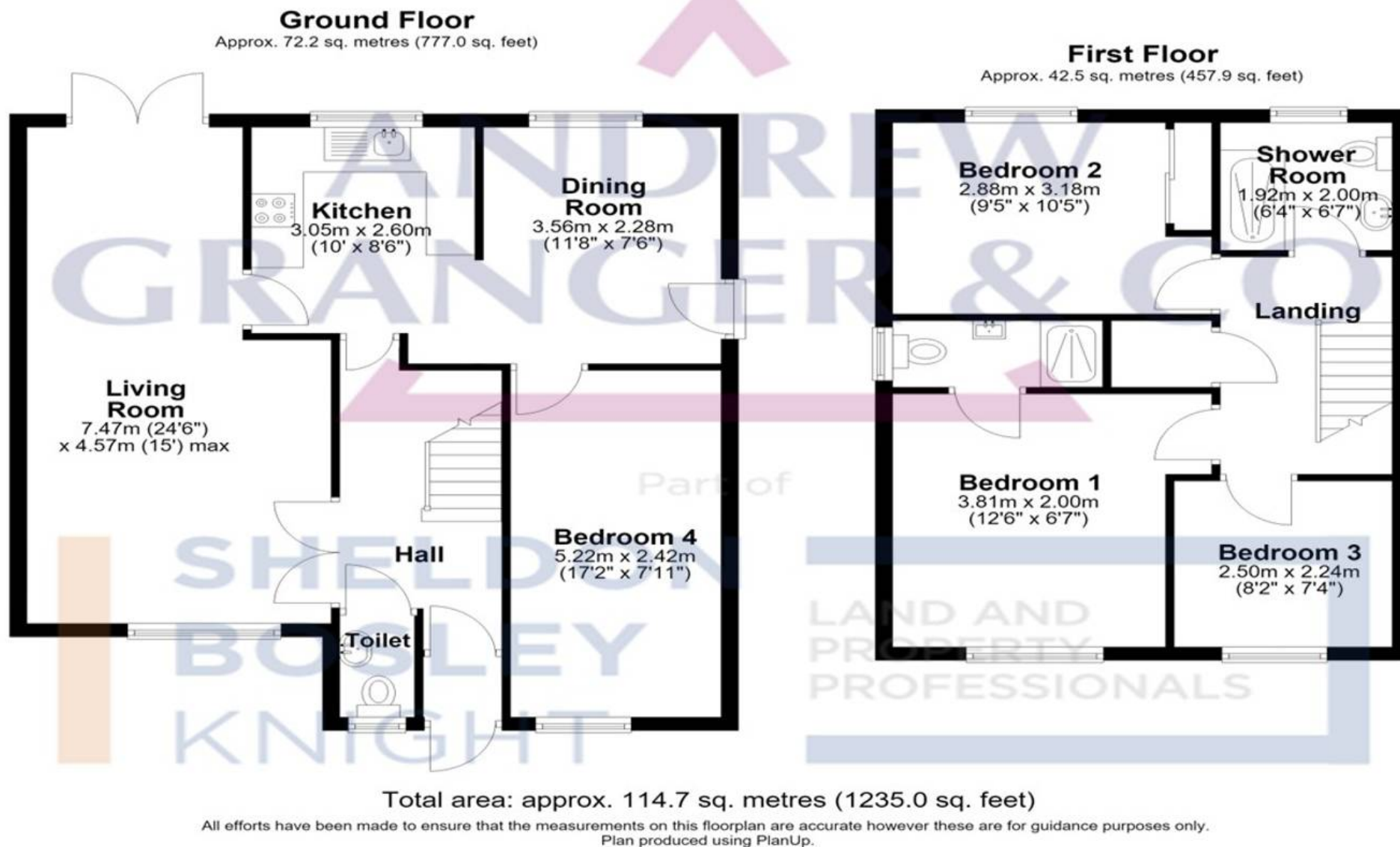












## Andrew Granger & Co (Part Of Sheldon Bosley Knight)

41c The Parade, Oadby, Leicester, LE2 5BB

01162429922 · oadbysales@sheldonbosleyknight.co.uk · www.sheldonbosleyknight.co.uk

**Disclaimer:**  
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

**Future Development & Planning:**  
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.