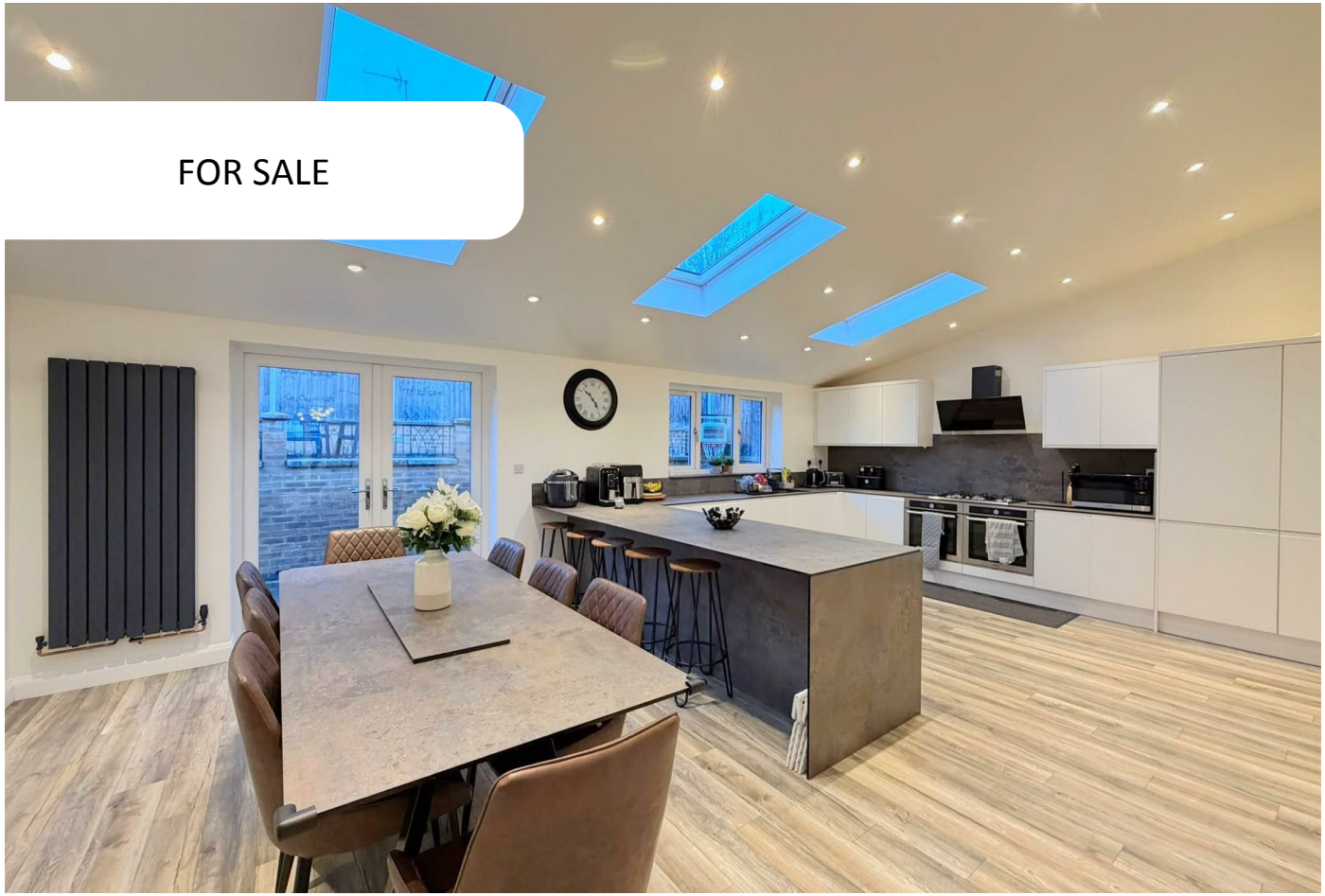
FOR SALE







MALLOW CLOSE
HAMILTON
LEICESTER
LE5 1UY

£434,995

FEATURES

- No chain
- Extended detached house
- Spacious kitchen / diner
- Family bathroom + downstairs WC
- Rear garden
- Beautiful family home
- 4 Bedrooms inc ensuite
- Lounge
- Entrance Hallway
- Driveway for multiple cars + single integral garage

4 2 1 C

SETHS

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY
Laminate flooring, long standing radiator, storage cupboard, staircase leading to first floor

LOUNGE
25'7" (max) x 11'3"
Laminate flooring, x2 long standing radiators, uPVC double glazed box window

KITCHEN / DINER
23'3" x 14'10"
Featuring a contemporary range of fitted wall and base units with work surfaces over incorporating a sink and drainer with mixer tap, 5 ring gas hob with extractor hood, x2 built-in ovens, integrated fridge / freezer, breakfast bar, space for dining table, laminate flooring, partly tiled walls, x3 long standing radiators, x3 skylight windows, uPVC double glazed French doors leading to rear garden, uPVC double glazed window

UTILITY AREA
6'3" x 4'5"
Base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, long standing radiator, laminate flooring, storage cupboard

WC
WC, wash hand basin with mixer tap and vanity units, laminate flooring, towel radiator, uPVC double glazed window

GARAGE
17'3" x 8'7"
Access via the entrance hallway and up and over door leading to the front driveway.

FIRST FLOOR

BEDROOM 1
10'11" x 9'6"
Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed windows

ENSUITE
WC, wash hand basin with mixer tap and vanity units, walk-in shower cubicle with shower overhead, laminate flooring, tiled walls, towel radiator, extractor fan, uPVC double glazed window

BEDROOM 2
10'0" x 8'7"
Carpeted, radiator, uPVC double glazed window

BEDROOM 3
9'5" x 9'4" (max)
Carpeted, radiator, uPVC double glazed window

BEDROOM 4
8'0" x 6'7"
Carpeted, radiator, uPVC double glazed window

BATHROOM
WC, wash hand basin with mixer tap and vanity units, 'p-shaped' bathtub with mixer tap and shower overhead, vinyl flooring, partly tiled walls, towel radiator, extractor fan, uPVC double glazed window

OUTSIDE
To the front of the property is a driveway with space for 4 cars and access to a single integral garage with an up and over door. To the rear of the property is a two-tiered garden with with low level brick walls and wooden fence surrounds.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: D
Council Tax Rate: £2,528.75
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

















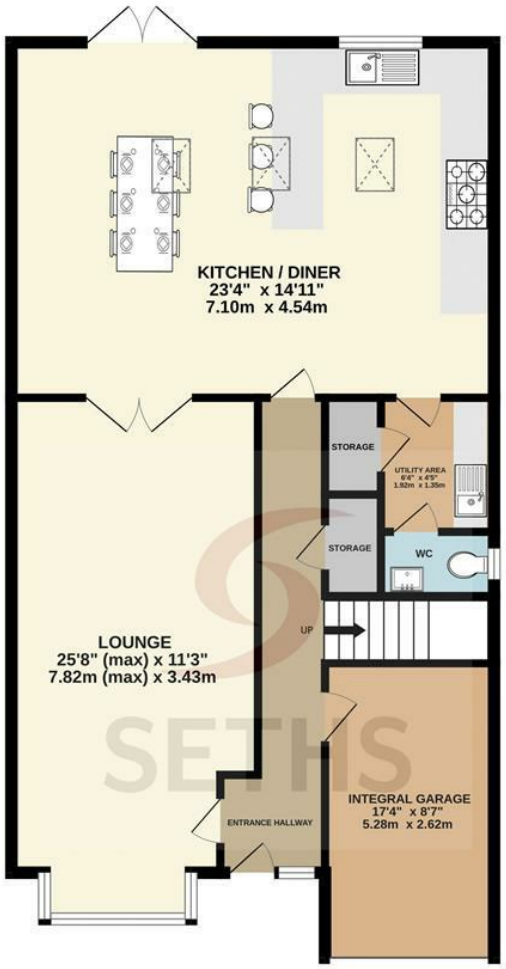




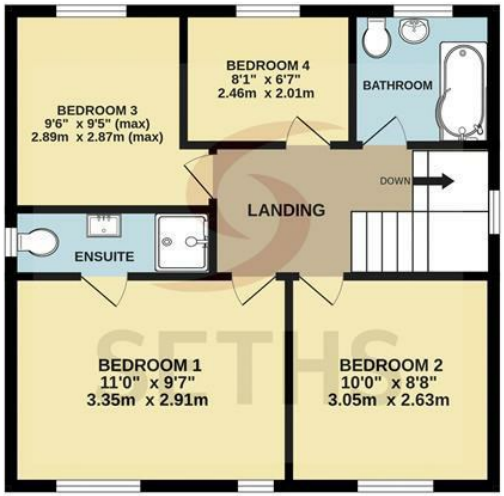




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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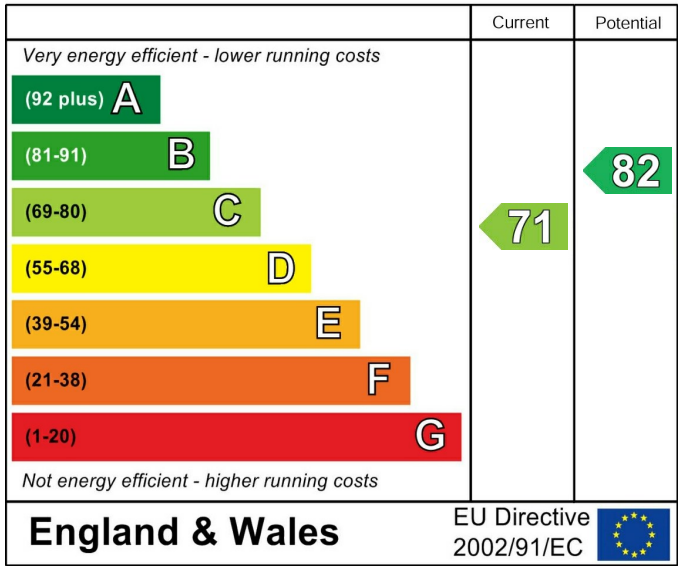
0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

D

Energy Efficiency Rating



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS