



Connells

Kinsley Road
Hamilton Leicester



Property Description

Connells are delighted to offer for sale this well-presented three-bedroom end-terrace home, situated in the highly sought-after residential area of Hamilton. Offering spacious and practical accommodation throughout, this property is an ideal purchase for first-time buyers, growing families, or investors alike.

The accommodation comprises an inviting entrance hall leading to a bright and spacious lounge, providing the perfect space for relaxing and entertaining. The fitted kitchen offers a range of wall and base units with ample worktop space and room for dining, creating a practical hub for everyday family life.

To the upper floors, the property boasts three well-proportioned bedrooms, including a generous principal bedroom. The home benefits from two bathrooms, offering added convenience for family living and busy mornings.

Externally, the property enjoys an enclosed rear garden providing an ideal space for outdoor dining, children's play, or simply relaxing.

Located in the popular Hamilton area, the property is ideally placed for a range of local amenities including shops, supermarkets, schools, parks, and leisure facilities. Excellent road links provide easy access to Leicester city centre, the A47, A563 ring road, and surrounding areas.

This fantastic home combines spacious accommodation, a desirable location, and excellent family-friendly features, making early viewing highly recommended.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of

the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hall

Entrance hall providing access to the ground floor accommodation, with stairs rising to the first floor

Ground Floor Wc

Convenient ground floor cloakroom fitted with a low-level WC and wash hand basin

Lounge

Bright and spacious reception room offering ample space for comfortable seating and family living, with double glazed patio doors leading to the rear garden

Kitchen/Dining Room

Fitted with a range of wall and base units, work surfaces, built in oven, hob and extractor fan and stainless steel sink unit. The room offers ample space for a dining table, making it ideal for everyday family meals and entertaining guests

First Floor Landing

Bedroom One

Generously sized principal bedroom offering ample space for bedroom furniture, with a window allowing plenty of natural light to

create a bright and comfortable living environment.

En-Suite

Fitted with a shower cubicle, wash hand basin and low level WC

Bedroom Two

A well-proportioned double bedroom with space for a range of furniture, benefiting from natural light and offering comfortable accommodation for family members or guests.

Bedroom Three

A well-sized third bedroom, ideal for use as a child's room, guest bedroom, nursery, or home office, with a window providing natural light and a pleasant outlook.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, low level WC and wash hand basin

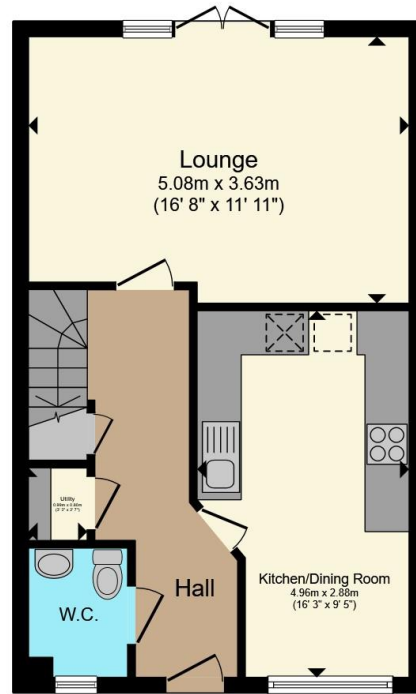
Outside

Externally, the property benefits from a private rear garden. To the front, the property enjoys an attractive position with access and parking facilities nearby.

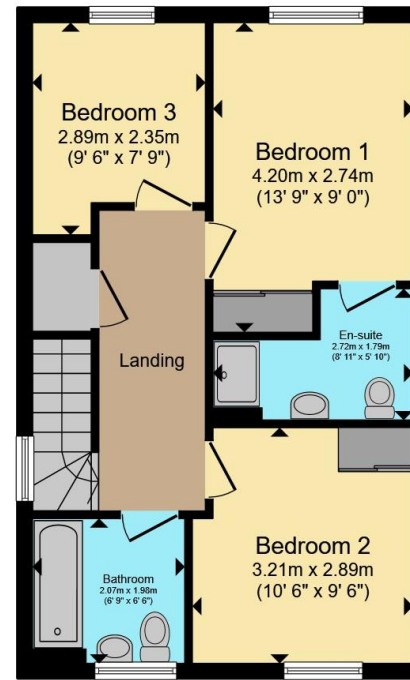








Ground Floor



First Floor

Total floor area 90.2 m² (970 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

Connells

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: Awaited
Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/LTR326492



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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