



Sandhills Avenue, Hamilton, LE5 1QN

Asking price £310,000

Freehold

Taylor's
Est. 1992

Spacious four-bedroom family home

Set across three floors

Modern fitted kitchen

Ensuite to master bedroom

Situated in a highly popular location

Close to local amenities

Ideal family home

Please contact Taylors to arrange your visit

Property description

Entrance hall

Kitchen/diner 16'3" x 14'5" (4.96 x 4.41)

Ground floor reception room/Bedroom five
13'7" x 10'6" (4.16 x 3.21)

Downstairs WC 6'9" x 2'8" (2.06 x .686)

First floor landing

First floor bedroom 11'6" x 9'9" (3.53 x 2.98)

First floor reception room 20'0" x 14'6" (6.12 x 4.43)

Bathroom 8'5" x 6'0" (2.57 x 1.85)

Second floor landing

Master bedroom 17'5" x 11'7" (5.33 x 3.54)

Ensuite shower room 9'10" x 4'10" (3.01 x 1.49)

Bedroom 11'10" x 9'8" (3.61 x 2.95)

Bedroom 8'8" x 6'5" (2.66 x 1.98)



Spacious four-bedroom home | Set across three stories | Modern fitted kitchen | Ideal family home | Close to local amenities | Please contact Taylors to arrange your visit

Welcome to Sandhills Avenue, a beautifully presented and spacious three-storey townhouse located in the highly sought-after area of Hamilton, LE5.

This impressive property offers a fantastic layout perfect for growing families or those in need of flexible living space. The ground floor comprises a welcoming entrance hall, a convenient downstairs WC, a

versatile reception room, and a modern open-plan kitchen/dining area with ample space for family meals and entertaining. The kitchen is well-equipped with integrated appliances and offers direct access to the rear garden.

On the first floor, you'll find a generously sized lounge with Juliet balcony and a large double bedroom, along with a family bathroom and a double bedroom. The top floor features three further bedrooms, including the main bedroom which benefits from an en-suite shower room.

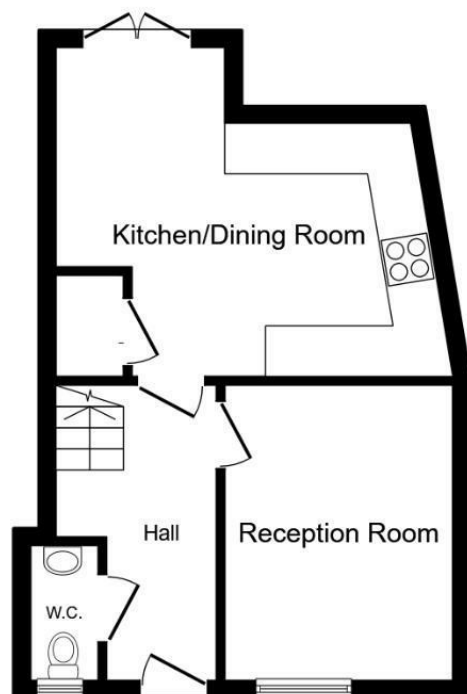
The property also includes gas central heating, double glazing throughout, and parking to the rear.

Located in a family-friendly neighbourhood, this home is within easy reach of local schools, shops, and amenities, as well as offering excellent transport links into Leicester city centre and beyond.

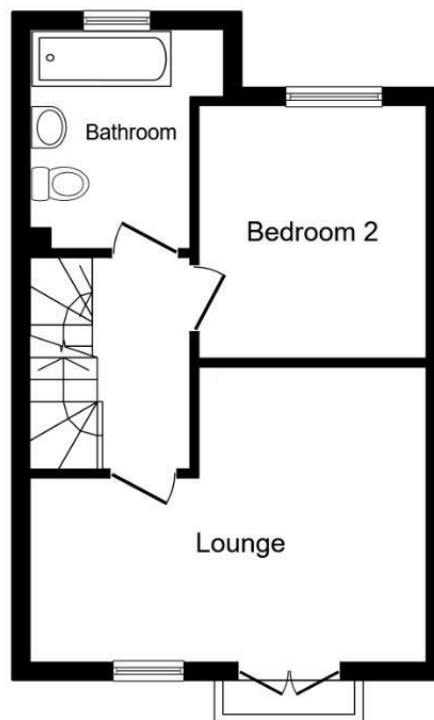
Early viewing is highly recommended, please contact Taylors Estate Agency to arrange your visit!



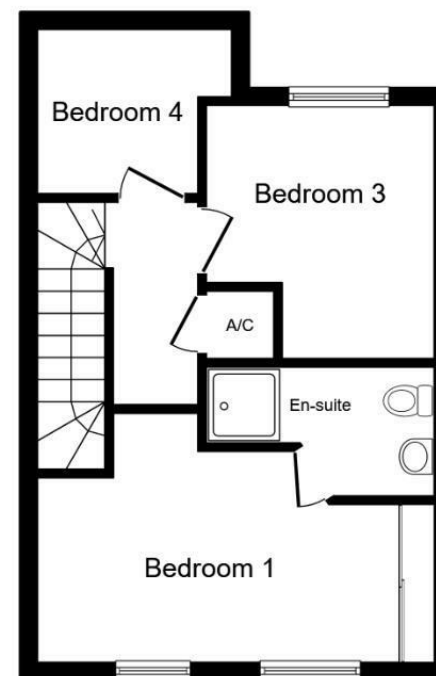




Ground Floor



First Floor



Second Floor

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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

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