



**Hollowtree Road, Hamilton Leicester LE5 1TH**

**welcome to**

## **Hollowtree Road, Hamilton Leicester**

Well-maintained three-bed detached home on a corner plot in Hamilton. Features spacious kitchen/diner, lounge, conservatory, WC, two double bedrooms and one single. Benefits from private garden, driveway and garage to the rear.

### **Entrance Hall**

Door to the front.

### **W C**

With WC.

### **Lounge**

Double glazed window to the front and gas fire.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, laminate flooring, integrated dishwasher and fridge freezer. Double glazed window to the front and double glazed window to the rear.

### **Conservatory**

UPVC double glazing and hard wood flooring.

### **First Floor Landing**

With stairs rising from the ground floor.

### **Bedroom One**

Double glazed window to the front and integrated wardrobe.

### **Bedroom Two**

Double glazed window to the front and integrated wardrobe.

### **Bedroom Three**

Double glazed window to the rear and loft access.

### **Bathroom**

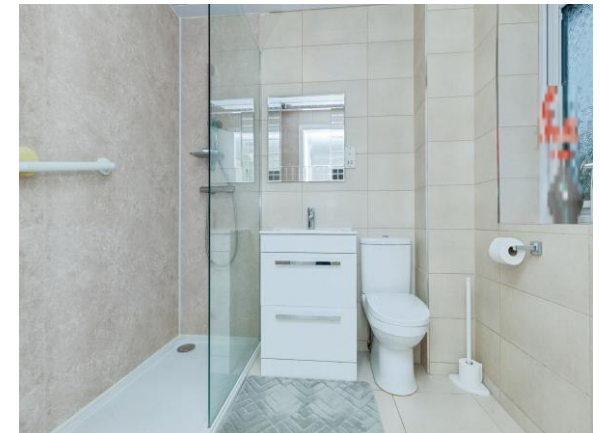
Walk in shower, WC, hand wash basin and fully tiled.

### **Garage**

The garage and a driveway are located to the rear of the property.

### **Rear Of Property**

To the rear of the property is a garden and access to the garage and driveway.





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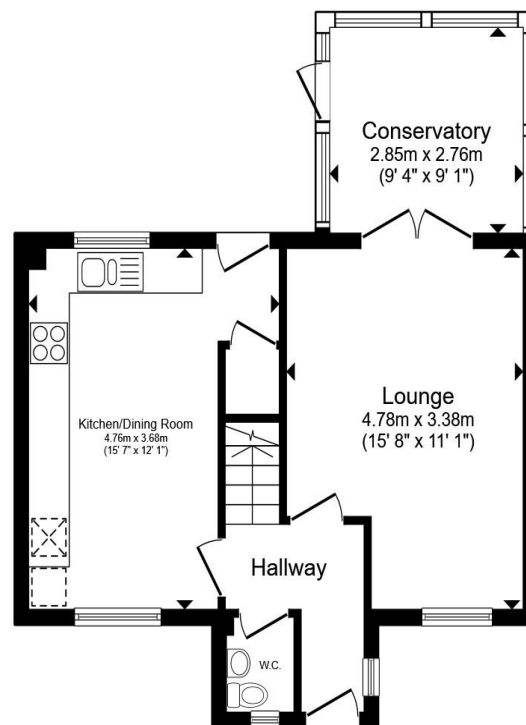
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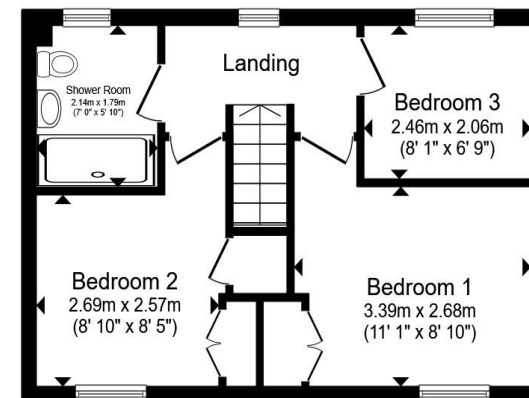
- Three-bedroom detached
- Corner plot
- Spacious kitchen
- Private rear garden
- Driveway and garage to rear

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

offers over  
**£325,000**



Ground Floor



First Floor

Total floor area 81.7 m<sup>2</sup> (879 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](http://www.propertybox.io)



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Property Ref:  
LHS120903 - 0003

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