

FOR SALE



# HERITAGE WAY HAMILTON LEICESTER LE5 1QF

## £285,000

### FEATURES

- No chain
- Newly refurbished throughout
- Sought after location
- 4 Bedroom Semi Detached House
- 2 shower rooms + downstairs WC
- Freehold
- Ideal first time buy
- Off road parking + garage
- 3 storey
- Garden



 **SETHS**

# 4 Bedroom Semi Detached House for sale in Hamilton

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, long standing radiator, understairs storage cupboard, staircase to first floor

### LOUNGE

11'8" x 11'1"

Laminate flooring, long standing radiator, uPVC door leading to rear garden

### KITCHEN

9'10" x 5'3"

Wall and base units with worktops over, sink with mixer tap and drainer, 4 ring electric hob with extractor hood, built-in oven, space for fridge / freezer, plumbing for washing machine, laminate flooring, splashback panels, uPVC double glazed window

### DOWNSTAIRS WC

WC, wash hand basin with mixer tap and splashback tiles, radiator, laminate flooring, extractor fan

## FIRST FLOOR

### BEDROOM 1

11'8" x 11'1"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 4

7'3" x 4'11"

Carpeted, radiator, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 2

11'8" x 11'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BEDROOM 3

11'9" x 6'11"

Carpeted, radiator, uPVC double glazed window

## OUTSIDE

To the front of the property is a driveway for one car and access to a single garage. To the rear of the property is a garden partly slabbed, partly laid to lawn with wooden fence surrounds. There is also access to the garage.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: C

Council Tax Rate: £2,037.80

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





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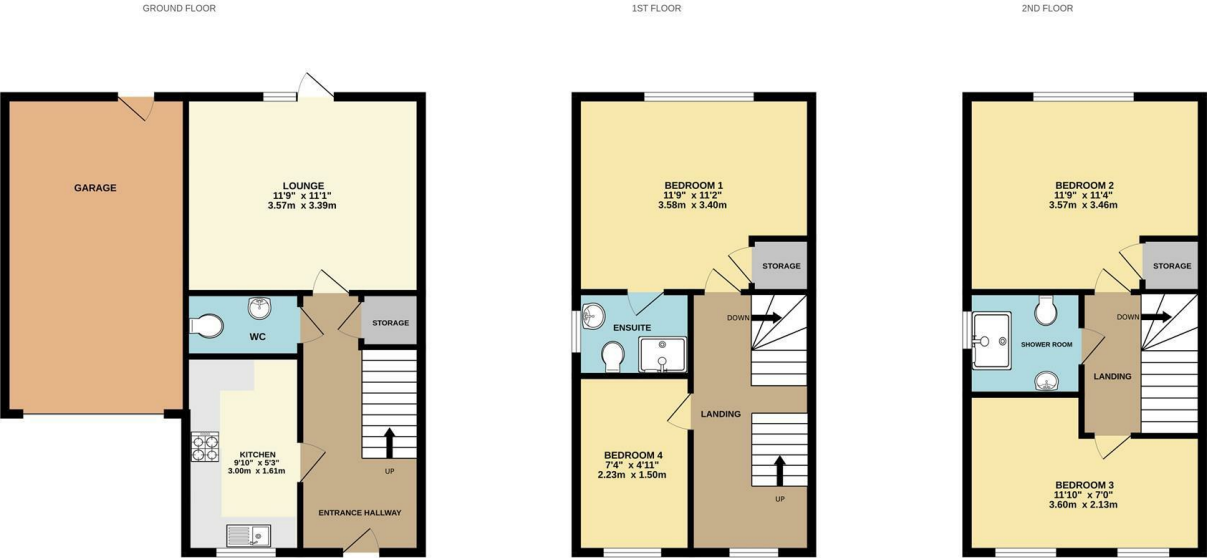
[info@seths.co.uk](mailto:info@seths.co.uk)  
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band  
**C**

Energy Efficiency Rating

|                                             | Current   | Potential                                                                                                        |
|---------------------------------------------|-----------|------------------------------------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |           |                                                                                                                  |
| (92 plus) <b>A</b>                          |           | <b>83</b>                                                                                                        |
| (81-91) <b>B</b>                            |           |                                                                                                                  |
| (69-80) <b>C</b>                            | <b>70</b> |                                                                                                                  |
| (55-68) <b>D</b>                            |           |                                                                                                                  |
| (39-54) <b>E</b>                            |           |                                                                                                                  |
| (21-38) <b>F</b>                            |           |                                                                                                                  |
| (1-20) <b>G</b>                             |           |                                                                                                                  |
| Not energy efficient - higher running costs |           |                                                                                                                  |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC  |

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.



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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