FOR SALE

BURDOCK CLOSE
HAMILTON
LEICESTER
LE5 1UJ

Offers Over

£240,000

FEATURES

- Freehold
- Two Bedroom Semi Detached House
- Popular Location
- Well presented throughout
- Scope to extend (stpp)
- Off road parking
- Lounge
- Kitchen
- Conservatory
- Low maintenance rear garden

2 1 1 D

SETHS

Two Bedroom Semi-Detached House for sale in Leicester

GROUND FLOOR

PORCH
Electric heater, uPVC double glazed window

LOUNGE
15'3" x 12'0"
Laminate flooring, radiator, staircase leading to first floor, understairs storage cupboard, uPVC double glazed window

KITCHEN
12'0" x 8'7"
Well fitted units comprising single stainless steel drainer with cupboards under, matching range of base units with work surfaces over, draws and cupboards under, complimentary wall mounted eye level cupboards, built in oven and 4 ring gas hob with extractor fan over set in stainless steel hood with matching splash back, breakfast bar, radiator, tiled splash backs, uPVC double glazed window and door leading to Conservatory

CONSERVATORY
12'0" x 6'2"
Laminate flooring, uPVC double glazed French doors leading to rear garden

FIRST FLOOR

BEDROOM 1
12'4" x 10'0"
Carpeted, radiator, x2 uPVC double glazed windows

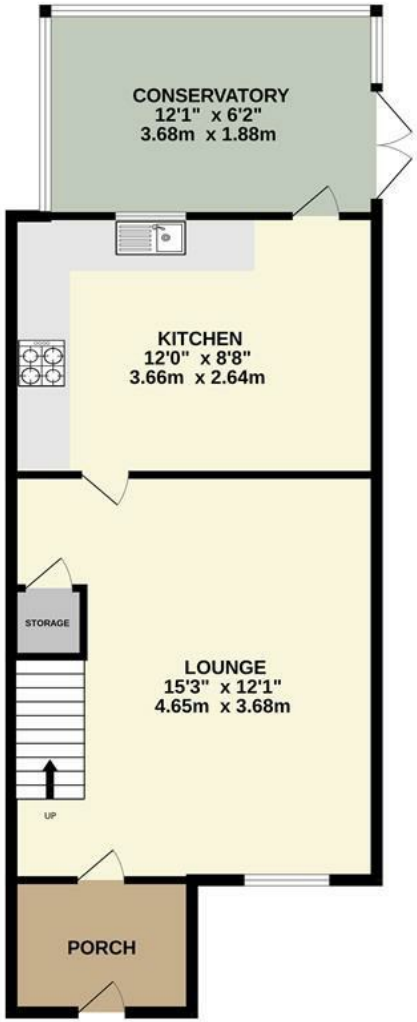
BEDROOM 2
8'9" x 6'9"
Carpeted, radiator, uPVC double glazed window

BATHROOM
3 pc suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC, heated towel rail, tiled throughout, UPVC sealed double glazed window.

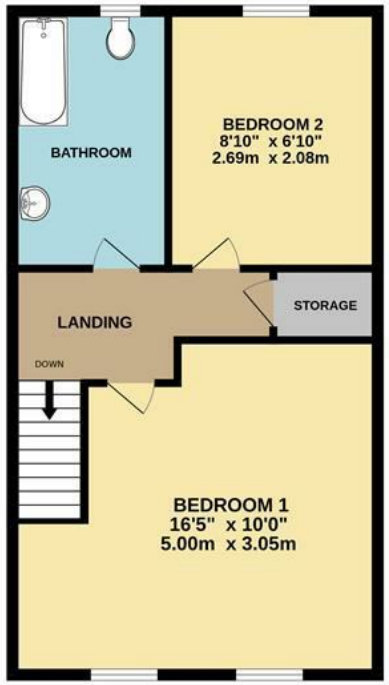
OUTSIDE
To the front of the property is a block paved driveway with parking space for 2 cars along with space for a further 2 cars. To the rear of the property is a garden mainly laid to lawn with wooden fence surround, There is potential to extend to the side subject to the necessary consent.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: D
Council Tax Band: B
Council Tax Rate: £1,872.67
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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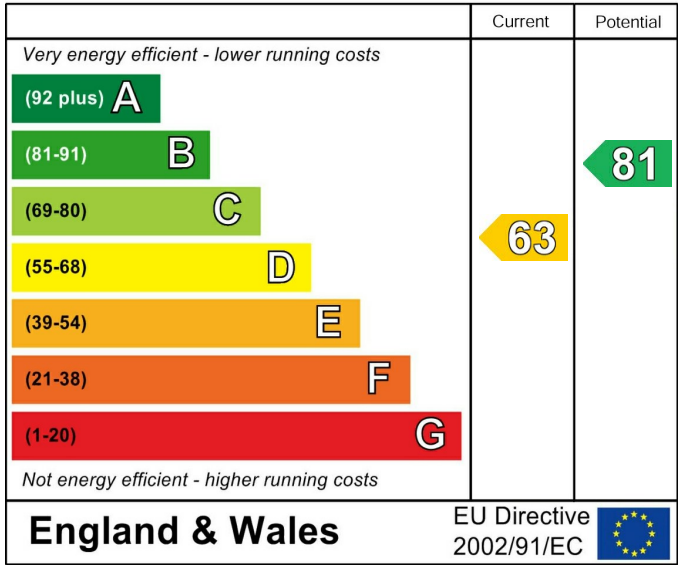
Council Tax Band

B

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