

FOR SALE



SAXTHORPE ROAD  
HAMILTON  
LEICESTER  
LE5 1PT

£380,000

FEATURES

- Freehold
- Walking distance to many local amenities
- Detached House
- 3 storey
- Off road parking for one car + single detached garage
- Sought after location
- Ideal for a large family
- 4 Bedrooms inc an ensuite
- Kitchen / Diner
- Low maintenance rear garden



 **SETHS**

# 4 Bedroom Detached House for sale in Hamilton

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, access to downstairs WC, staircase to first floor

### LOUNGE

16'6" x 10'5"

Carpeted, x2 radiators, uPVC double glazed window, uPVC French doors leading to garden

### KITCHEN / DINER

16'5" x 10'4"

Wall and base level units and drawers having round edged worktops over, sink with drainer and mixer tap, integrated 4 ring gas hob with extractor over, built-in oven / grill, space for fridge / freezer, space for dining table, laminate flooring, partly tiled walls, x2 radiators, access to utility room, x2 uPVC double glazed windows

### UTILITY ROOM

6'1" x 4'10"

Laminate flooring, radiator, plumbing for washing machine, uPVC double glazed door leading to driveway

### DOWNSTAIRS WC

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

## FIRST FLOOR

### BEDROOM 1

16'5" x 10'5"

Carpeted, x2 radiators, ensuite, x2 uPVC double glazed window

### ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, radiator, lino flooring, uPVC double glazed window

### BEDROOM 2

10'3" x 9'4"

Carpeted, radiator, storage cupboard, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap, lino flooring, partly tiled walls, radiator, uPVC double glazed window

## SECOND FLOOR

### BEDROOM 3

16'6" x 15'4"

Carpeted, x2 radiators, uPVC double glazed window, skylight window

### BEDROOM 4

16'6" x 11'11"

Carpeted, radiator, uPVC double glazed window, skylight window

### SHOWER ROOM

WC, wash hand basin, shower cubicle, radiator, lino flooring, partly tiled walls, extractor fan

### OUTSIDE

To the rear of the property is a driveway for one car and a single, detached garage with an up and over door. To the rear of the property is a low maintenance garden with a slabbed patio area ideal for outdoor dining and get togethers.

### ADDITIONAL INFO

Tenure: Freehold  
EPC rating: tbc  
Council Tax Band: E (Leicester City Council)  
Council Tax Rate: £2,671.19  
Mains Gas: Yes  
Mains Electricity: Yes  
Mains Water: Yes  
Mains Drainage: Yes  
Broadband availability: Ultrafast Full Fibre  
Broadband



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Council Tax Band  
**E**



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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 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.

