SHAROW ROAD
HAMILTON
LEICESTER
LE5 1BE

Offers Over

£315,000

FEATURES

- Detached House
- Sought after location
- Lounge
- Bathroom / downstairs WC
- Low maintenance rear garden
- 3 Bedrooms inc an ensuite
- Close to schools, shops and parks
- Kitchen / Diner
- Carport
- Hallway

3 2 1

SETHS

3 Bedroom Detached House for sale in Leicester

GROUND FLOOR

HALLWAY
Laminate flooring, radiator, staircase leading to first floor

LOUNGE
14'9" x 10'0"
Laminate flooring, x2 radiators, uPVC double glazed French doors leading to rear garden, uPVC double glazed window

KITCHEN / DINER
11'6" x 11'3"
Wall and base units with worktops over, sink with mixer tap and drainer, 4 ring gas hob with electric oven / grill and extractor hood, space for fridge / freezer, plumbing for washing machine, tiled flooring, radiator, space for dining table, pantry, uPVC double glazed door leading to rear garden, uPVC double glazed window

WC
WC, wash hand basin with mixer tap and splashback tiles, tiled flooring, radiator, uPVC double glazed window

CARPORT

FIRST FLOOR

BEDROOM 1
14'2" x 10'1"
Laminate flooring, radiator, x2 storage cupboards, x2 uPVC double glazed windows

ENSUITE
WC, wash hand basin with mixer tap and splashback tiles, shower cubicle, tiled flooring, radiator, extractor fan, uPVC double glazed window

BEDROOM 2
11'4" x 10'0"
Laminate flooring, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3
6'11" x 6'4"
Laminate flooring, radiator, uPVC double glazed window

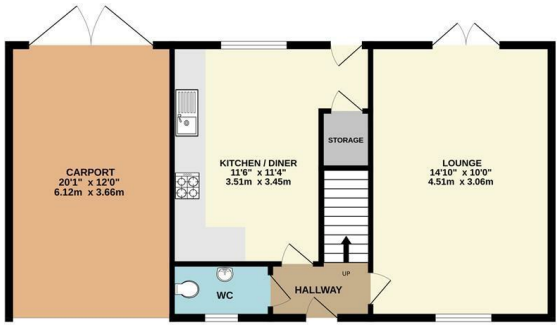
BATHROOM
WC, wash hand basin with mixer tap, bathtub with mixer tap and shower over, tiled flooring, partly tiled walls, radiator, extractor fan, uPVC double glazed window

OUTSIDE
To the front of the property is a driveway/carport with gated access to the rear garden. To the rear of the property is a low maintenance garden, mainly laid to lawn with wooden fence surround. There is the added benefit of a slabbed patio area.

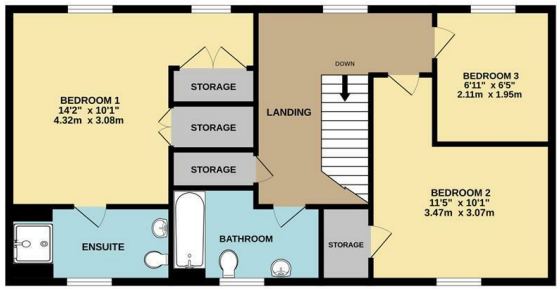
ADDITIONAL INFO
Tenure: Freehold
EPC rating: tbc
Council Tax Band: C
Council Tax Rate: £2,140.00
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

NOTE
There is a greenbelt charge of £170 per annum

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

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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