# 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

4 2 1

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

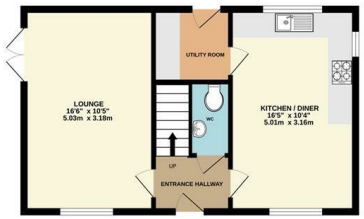
SHOWER ROOM
WC, wash hand basin, shower cubicle, radiator, lino flooring, partly tiled walls, extractor fan

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

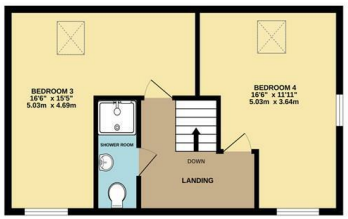
Tenure: Freehold
EPC rating: tbc
Council Tax Band: E (Leicester City Council)
Council Tax Rate: £2,671.19
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre Broadband

GROUND FLOOR




1ST FLOOR

2ND 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.
Made with Metropix ©2024

Call us on

0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

E

## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| *Very energy efficient - lower running costs* | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| *Not energy efficient - higher running costs* | | |
| **England & Wales** | 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.

SETHS