

FOR SALE



CATTERICK WAY  
HAMILTON  
LEICESTER  
LE5 1ER

£480,000

FEATURES

- Freehold
- Sought after location / corner plot
- Immaculate condition
- Modern Kitchen / Diner with built-in appliances
- Family bathroom + downstairs WC
- Detached House
- 4 Bedrooms inc ensuite
- Single garage + driveway
- Spacious Living Room + Lounge
- Low maintenance rear garden



 **SETHS**

# 4 Bedroom Detached House for sale in Hamilton

## GROUND FLOOR

### ENTRANCE HALLWAY

Tiled flooring, radiator, staircase leading to first floor, under stairs storage cupboard, uPVC double glazed window

### LIVING ROOM

14'8" x 14'5"

Carpeted, standing radiator, uPVC double glazed French doors to rear garden, x2 uPVC double glazed windows

### LOUNGE

10'9" x 9'7"

Laminate flooring, radiator, x2 uPVC double glazed windows

### DOWNSTAIRS WC

WC, wash hand basin with mixer tap, laminate flooring, partly tiled walls, extractor fan, uPVC double glazed window

### KITCHEN / DINER

21'11" x 10'9"

Modern wall and base units with worktops over, integrated 4 ring gas hob with extractor hood, built-in double oven, sink with mixer tap and drainer, integrated dishwasher, integrated fridge / freezer, space for dining table, tiled flooring, partly tiled walls, under counter lights, radiator, x2 uPVC double glazed windows, uPVC double glazed French doors leading to rear garden

## FIRST FLOOR

### LANDING

Carpeted, radiator, uPVC double glazed window

### BEDROOM 1

11'11" x 10'9"

Carpeted, fitted wardrobes, radiator, x2 uPVC double glazed windows, ensuite

### ENSUITE

WC, wash hand basin with mixer tap and vanity units, shower cubicle, laminate flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

### BEDROOM 2

14'5" x 9'8"

Carpeted, radiator, x2 uPVC double glazed windows

### BEDROOM 3

10'5" x 9'6"

Carpeted, radiator, x2 uPVC double glazed windows

### BEDROOM 4

11'1" x 8'5"

Carpeted, radiator, storage cupboard, x2 uPVC double glazed windows

### BATHROOM

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

### OUTSIDE

To the front of the property is a driveway leading to a single garage. To the rear of the property is a low maintenance garden partly slabbed, partly laid to lawn. The garden benefits with a decking area ideal for outdoor dining and has wooden fence surround.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: B

Council Tax Band: E

Council Tax Rate: £2,801.96

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband





UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG

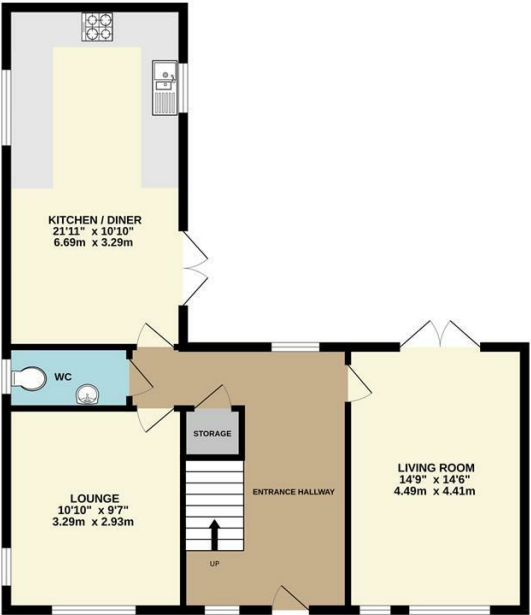
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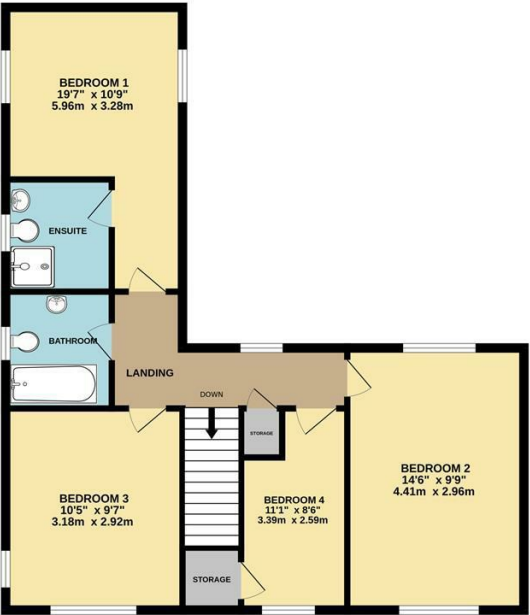
Council Tax Band

E

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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Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>92</b> |
| (81-91) <b>B</b>                            | <b>84</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<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.

**SETHS**