

FOR SALE



WELBURY ROAD,
HAMILTON,
LEICESTER,
LE5 1LX

£299,950

FEATURES

- Freehold
- Sought after location
- End Town House
- Off road parking + garage
- Kitchen / Diner
- No chain
- 4 Bedrooms
- Three Storey
- Lounge
- Bathroom + Shower Room + Downstairs WC



4 BEDROOM END TOWN HOUSE LOCATED IN HAMILTON

GROUND FLOOR

ENTRANCE HALLWAY

Laminate / carpeted flooring, radiator, under stairs storage cupboard, staircase to first floor

KITCHEN / DINER

15'1" x 12'9"

Wall and base units with worktops over, 4 ring gas hob with oven and extractor hood, sink with drainer and mixer tap, space for fridge/freezer, plumbing for washing machine, space for dining table, carpeted, partly tiled walls, radiator, space for dishwasher, door to garage, uPVC double glazed window, French doors to rear garden

DOWNSTAIRS WC

WC, wash hand basin with splashback tiles, radiator, tiled flooring

BEDROOM 4

10'1" x 8'2"

Laminate flooring, radiator, uPVC double glazed window

FIRST FLOOR

LOUNGE

15'1" x 9'10"

Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 3

9'1" x 8'1"

Laminate flooring, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with shower overhead, laminate flooring, partly tiled walls, radiator

SECOND FLOOR

BEDROOM 1

15'0" x 9'10"

Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 2

11'5" (max) x 11'5"

Laminate flooring, radiator, storage cupboard, x2 uPVC double glazed windows

OUTSIDE

To the front of the property is a driveway with space for one car and access to the garage via an up and over door. To the rear of the property is a low maintenance garden, mainly grassed with wooden fence surround.

COUNCIL TAX BAND - C

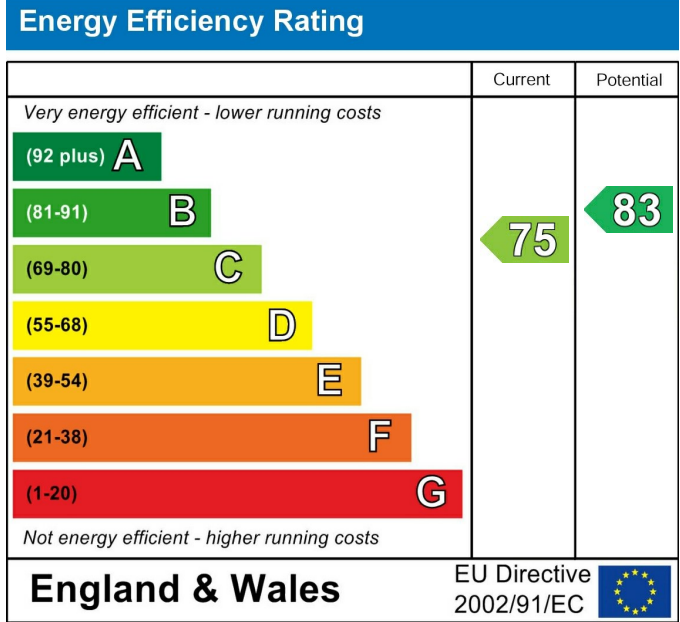


BELGRAVE OFFICE SALES | 20 LOUGHBOROUGH ROAD, LEICESTER, LE4 5LD

Call us on
0116 266 9977

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

Council Tax Band
C



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.



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 5/2023