



FOR SALE

**BAKERS WAY
HAMILTON
LEICESTER
LE5 1PZ**

£275,000

FEATURES

- Freehold
- Three storey
- 4 Bedrooms inc an ensuite
- Kitchen
- Rear garden
- Well presented throughout
- Sought after location
- Lounge / Diner
- Family bathroom + downstairs WC
- Garage en bloc + driveway



SETHS

4 Bedroom Townhouse for sale in Hamilton

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE / DINER

14'6" x 12'7"

Laminate flooring, x2 radiators, understairs storage cupboard, uPVC French doors leading to rear garden

KITCHEN

10'2" x 5'7"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, sink with mixer tap and drainer, space for fridge / freezer, plumbing for washing machine. laminate flooring, uPVC double glazed window

WC

WC, wash hand basin with splashback tiles, carpeted, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 3

12'7" x 9'2"

Carpeted, radiator, uPVC double glazed window

BEDROOM 4

Carpeted, radiator, x2 uPVC double glazed windows

BATHROOM

WC, wash hand basin, bathtub, radiator, carpeted, partly tiled walls

SECOND FLOOR

BEDROOM 1

12'7" x 9'4"

Carpeted, radiator, ensuite, uPVC double glazed window

ENSUITE

WC, wash hand basin, shower cubicle, radiator, carpeted, partly tiled walls

BEDROOM 2

12'7" x 8'8"

Carpeted, radiator, x2 uPVC double glazed windows

OUTSIDE

To the rear of the property is a garden mainly laid to lawn with wooden fence surrounds. There is also access to a driveway / single garage (en bloc).

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: C

Council Tax Rate: £2,140.20

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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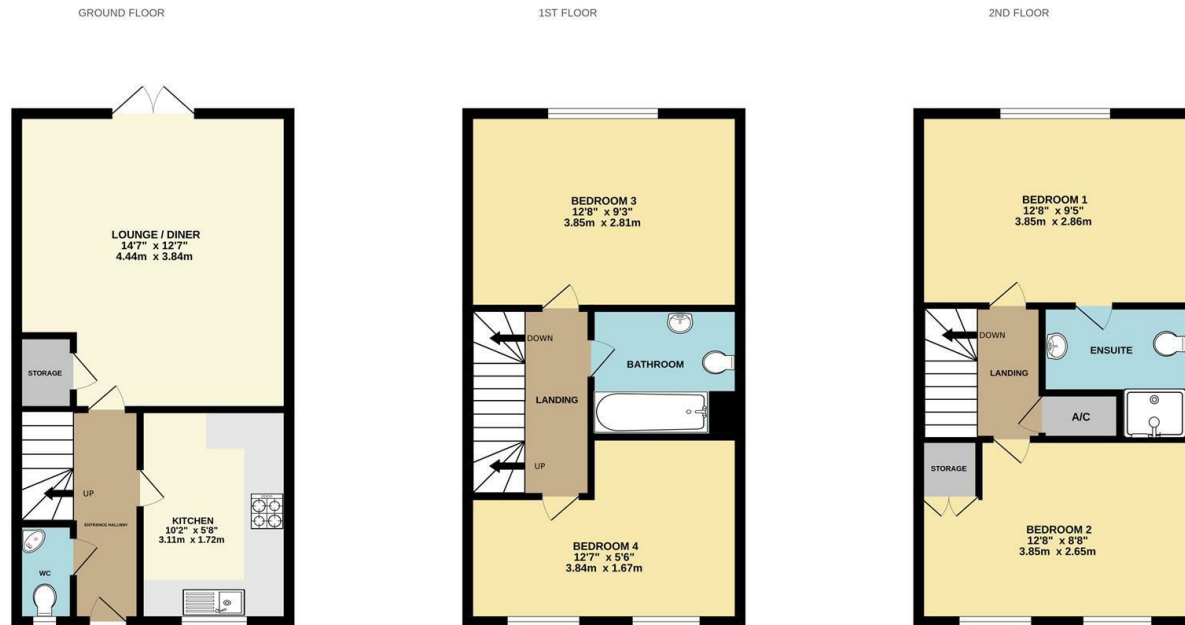
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C



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.
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 **SETHS**