

FOR SALE



EDGEFIELD CLOSE HAMILTON LEICESTER LE5 1UD

£350,000

FEATURES

- Link Detached House
- Popular LE5 Location
- Modern Kitchen
- Single garage + driveway for two cars
- Downstairs WC
- Three bedrooms inc an ensuite
- Lounge / Diner
- Conservatory
- Family bathroom
- Generous rear garden



 **SETHS**

3 Bedroom Link Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

LOUNGE / DINER

25'10" x 10'0"

Carpeted, x2 radiators, electric fireplace, wall mounted air conditioning unit, uPVC double glazed window

KITCHEN

16'5" x 9'0"

Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in oven, built-in microwave, sink with mixer tap and drainer, space for American fridge / freezer, plumbing for washing machine, laminate flooring, partly tiled walls, uPVC double glazed window

CONSERVATORY

Laminate flooring, uPVC double glazed French doors leading to garden

WC

WC, wash hand basin with mixer tap and vanity units, lino flooring, partly tiled walls, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1

10'4" x 10'1"

Carpeted, radiator, fitted wardrobes, wall mounted air conditioning unit, ensuite, uPVC double glazed window

ENSUITE

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

BEDROOM 2

10'4" x 9'6"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

9'0" x 7'3"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap, vinyl flooring, partly tiled walls, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway providing off road parking for two cars. The driveway leads up to a single garage with an up and over door. To the rear of the property is a spacious garden mainly laid to lawn with wooden fence surrounds. There is the added benefit of a slabbed patio area ideal for outdoor dining.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: D

Council Tax Rate: £2,528.75

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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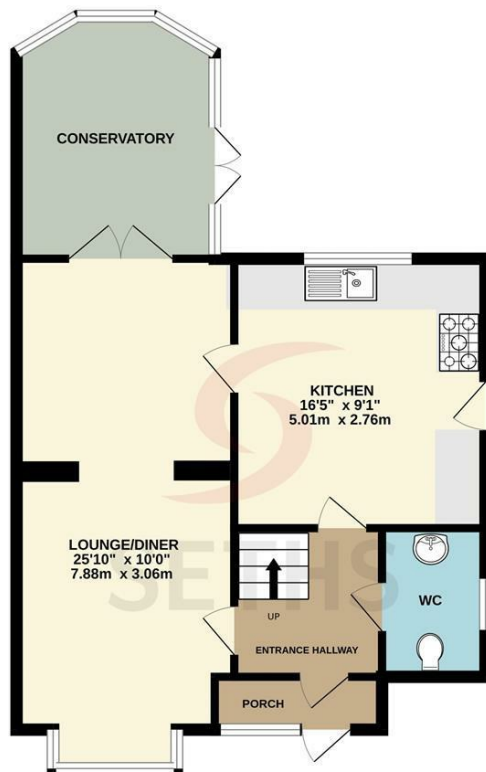
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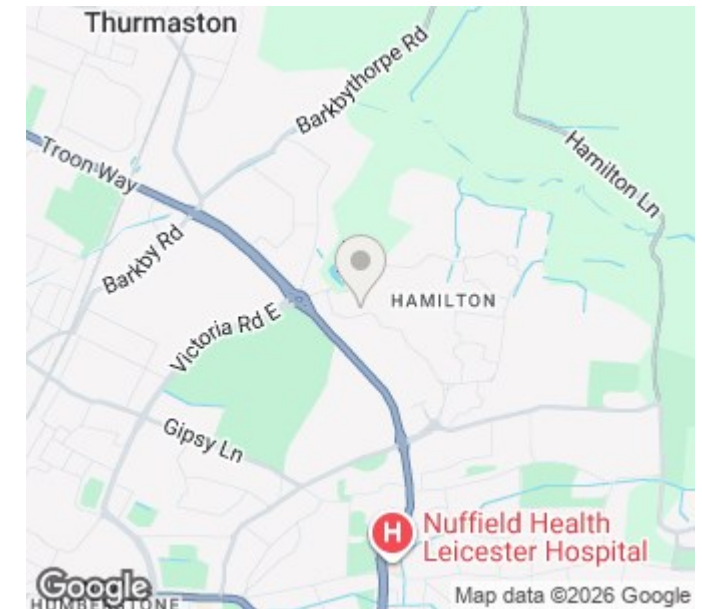
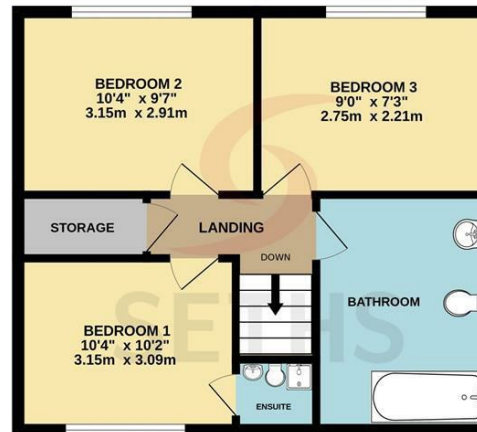
Council Tax Band

D

GROUND FLOOR



1ST FLOOR



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.

