

FOR SALE

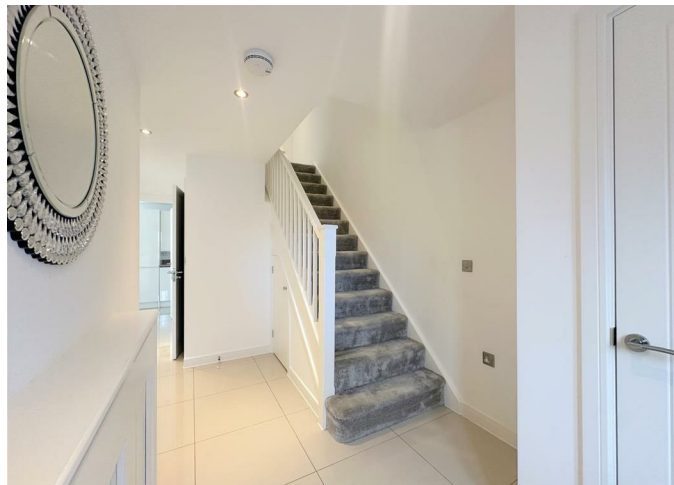


RAYWELL ROAD HAMILTON LEICESTER LE5 1WU

Offers Over
£299,995

FEATURES

- No chain
- Sought after location
- Walking distance to schools
- Lounge
- Bathroom + downstairs WC
- Immaculately presented throughout
- 4+ years of NHBC remaining
- Three Bedroom Semi - Detached
- Kitchen / Diner
- Off road parking for two cars



SETHS

3 Bedroom Semi - Detached House for sale in Hamilton

GROUND FLOOR

ENTRANCE HALLWAY

Tiled flooring, radiator, storage cupboard, staircase to first floor, under stairs storage, access to downstairs WC

LOUNGE

15'9" x 9'11"

Lounge, radiator, uPVC double glazed window

KITCHEN / DINER

17'0" x 9'6"

Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, 1 1/4 bowl stainless steel sink with mixer tap and drainer, integrated fridge / freezer, integrated dishwasher, integrated washer / dryer, space for dining table, triangular LED under cabinet lights, radiator, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden

DOWNSTAIRS WC

WC, wash hand basin with mixer tap, tiled flooring, partly tiled walls, radiator, extractor fan

FIRST FLOOR

BEDROOM 1

13'6" x 10'2"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

12'2" x 8'1"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

8'8" x 7'10"

Carpeted, radiator, uPVC double glazed window

BATHROOM

3 pc suite comprising of WC, wash hand basin with mixer tap, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway providing off road parking space for two cars (includes an EV charging point). To the rear of the property is a two tiered low maintenance garden, partly slabbed and partly laid to lawn with wooden fence surround. There is the added benefit of a wooden storage shed and outside tap.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: B

Council Tax Band: C

Council Tax Rate: £1,942.68

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Ultrafast Full Fibre



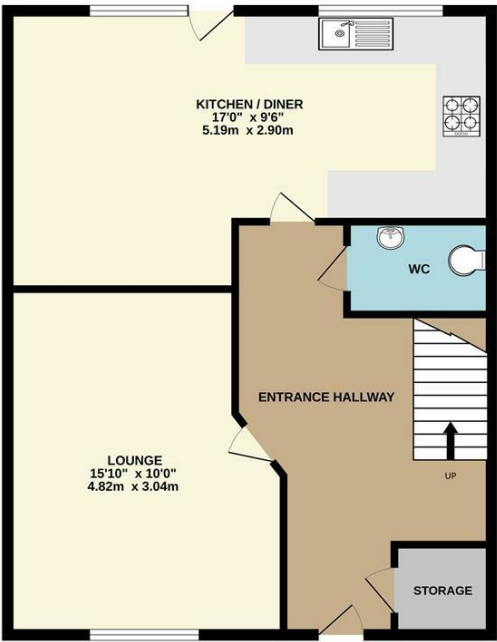
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Call us on
0116 266 9977

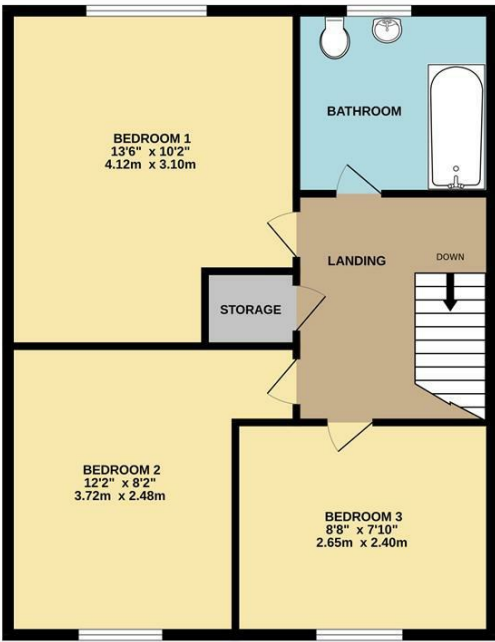
info@seths.co.uk
www.seths.co.uk

Council Tax Band
C

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) A		95
(81-91) B	84	
(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.

