

FOR SALE



SUNDEW ROAD  
HAMILTON  
LEICESTER  
LE5 1SY

£399,950

FEATURES

- Freehold
- Sought after location
- Single garage + driveway
- Dining Room
- Family bathroom + downstairs WC
- Detached House
- 4 Bedrooms inc ensuite
- Lounge
- Kitchen with utility area
- Low maintenance rear garden



# 4 Bedroom Detached House for sale in Leicester

## GROUND FLOOR

### PORCH

### ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, door leading to integral garage, uPVC double glazed window

### LOUNGE

17'9" x 10'11"

Carpeted, radiator, uPVC double glazed bay window

### DINING ROOM

10'9" x 10'4"

Carpeted, radiator, sliding patio door leading to garden

### KITCHEN

13'7" x 8'2"

Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in oven and microwave, sink with mixer tap and drainer, integrated dishwasher, tiled flooring, partly tiled walls, uPVC double glazed window

### UTILITY ROOM

6'7" x 5'4"

Base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, uPVC double glazed door to rear garden

### WC

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

## FIRST FLOOR

### BEDROOM 1

15'2" x 12'9"

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

### ENSUITE

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

### BEDROOM 2

11'6" x 10'2"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 3

9'9" x 7'10"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 4

10'8" x 7'11"

Carpeted, radiator, fitted wardrobes, storage cupboard, uPVC double glazed window

### BATHROOM

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

### OUTSIDE

To the front of the property is a driveway with space for 2 cars. There is also access to an integral single garage accessed via a roller door. To the rear of the property is a low maintenance garden partly slabbed partly laid to lawn with shrubs and wooden fence surrounds.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: E

Council Tax Rate: £2943

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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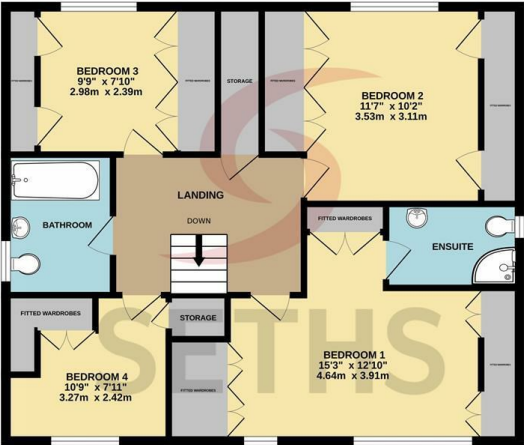
Council Tax Band

**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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