CATTERICK WAY
HAMILTON
LEICESTER
LE5 1ER

£480,000

FEATURES

- Freehold
- Detached House
- Sought after location / corner plot
- 4 Bedrooms inc ensuite
- Immaculate condition
- Single garage + driveway
- Modern Kitchen / Diner with built-in appliances
- Spacious Living Room + Lounge
- Family bathroom + downstairs WC
- Low maintenance rear garden

4 2 2 B

SETHS

4 Bedroom Detached House for sale in Hamilton

GROUND FLOOR

ENTRANCE HALLWAY
Tiled flooring, radiator, staircase leading to first floor, under stairs storage cupboard, uPVC double glazed window

LIVING ROOM
14'8" x 14'5"
Carpeted, standing radiator, uPVC double glazed French doors to rear garden, x2 uPVC double glazed windows

LOUNGE
10'9" x 9'7"
Laminate flooring, radiator, x2 uPVC double glazed windows

DOWNSTAIRS WC
WC, wash hand basin with mixer tap, laminate flooring, partly tiled walls, extractor fan, uPVC double glazed window

KITCHEN / DINER
21'11" x 10'9"
Modern wall and base units with worktops over, integrated 4 ring gas hob with extractor hood, built-in double oven, sink with mixer tap and drainer, integrated dishwasher, integrated fridge / freezer, space for dining table, tiled flooring, partly tiled walls, under counter lights, radiator, x2 uPVC double glazed windows, uPVC double glazed French doors leading to rear garden

FIRST FLOOR

LANDING
Carpeted, radiator, uPVC double glazed window

BEDROOM 1
11'11" x 10'9"
Carpeted, fitted wardrobes, radiator, x2 uPVC double glazed windows, ensuite

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

BEDROOM 2
14'5" x 9'8"
Carpeted, radiator, x2 uPVC double glazed windows

BEDROOM 3
10'5" x 9'6"
Carpeted, radiator, x2 uPVC double glazed windows

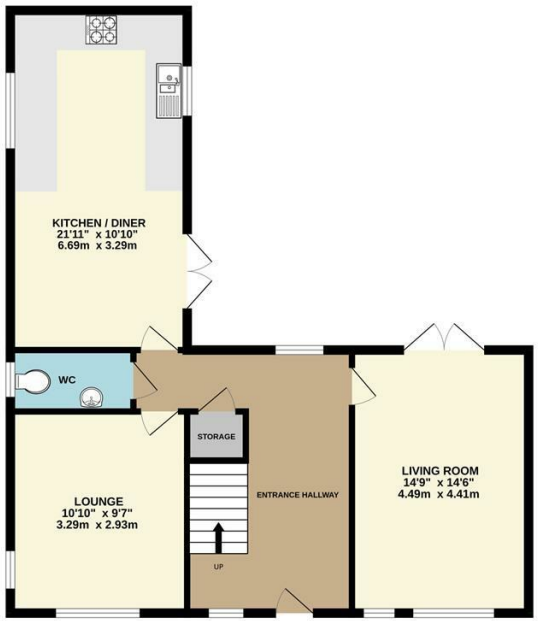
BEDROOM 4
11'1" x 8'5"
Carpeted, radiator, storage cupboard, x2 uPVC double glazed windows

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

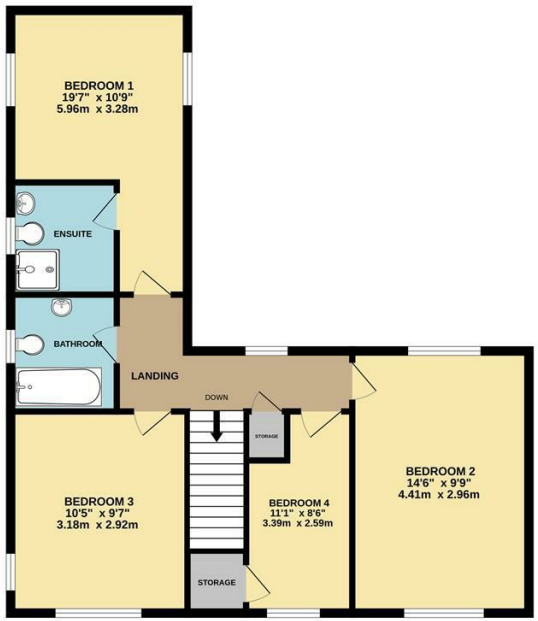
OUTSIDE
To the front of the property is a driveway leading to a single garage. To the rear of the property is a low maintenance garden partly slabbed, partly laid to lawn. The garden benefits with a decking area ideal for outdoor dining and has wooden fence surround.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: B
Council Tax Band: E
Council Tax Rate: £2,801.96
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

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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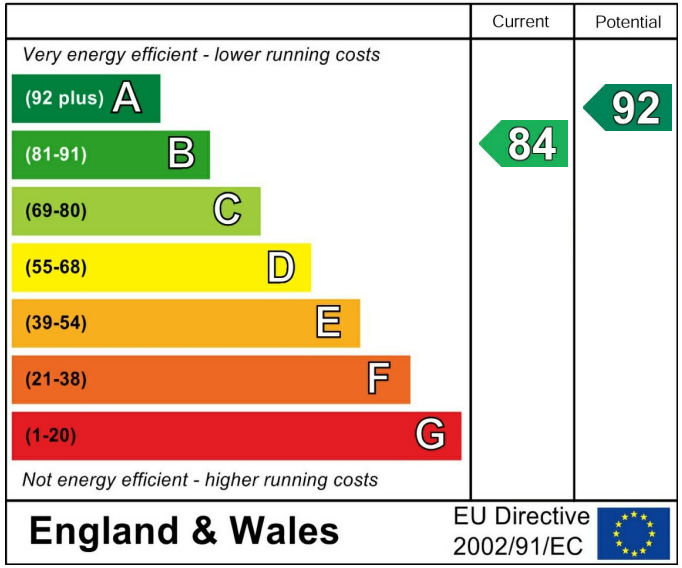
Council Tax Band

E

Energy Efficiency Rating



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.

SETHS