

FOR SALE



MEADOWSWEET ROAD
HAMILTON
LEICESTER
LE5 1TP

Offers Over
£270,000

FEATURES

- Freehold
- Semi Detached House
- Well presented throughout
- Sought after location
- Walking distance to local amenities
- 3 Bedrooms
- Off road parking + garage
- Lounge
- Kitchen
- Family bathroom



SETHS

3 Bedroom Semi-Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase to first floor

LOUNGE

18'0" x 10'0"

Laminate flooring, radiator, uPVC double glazed bay window

KITCHEN

13'4" x 8'8"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, space for dining table, storage pantry, tiled flooring, partly tiled walls, uPVC double glazed window, uPVC double glazed door leading to rear garden

FIRST FLOOR

BEDROOM 1

13'5" x 8'11"

Carpeted, radiator, uPVC double glazed window

BEDROOM 2

9'7" x 6'0"

Carpeted, radiator, uPVC double glazed window

BEDROOM 3

6'9" x 6'8"

Carpeted, radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin, bathtub with shower overhead, lino flooring, partly tiled walls, towel radiator, uPVC double glazed window

OUTSIDE

Access to a tarmac driveway for one car leading up to a single garage with an up and over door. To the rear of the property is a low maintenance slabbed garden with wooden fence surround.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,872.67

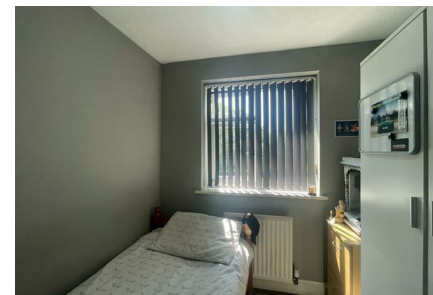
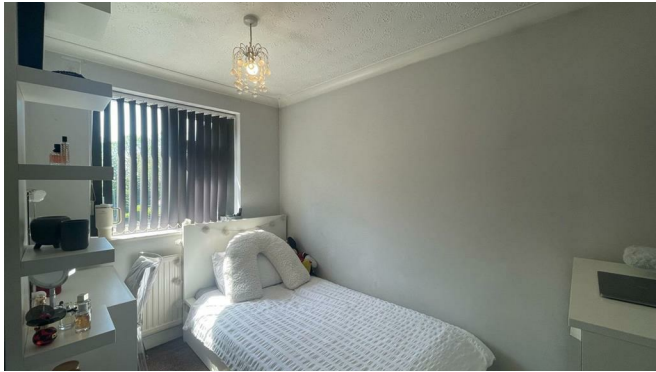
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



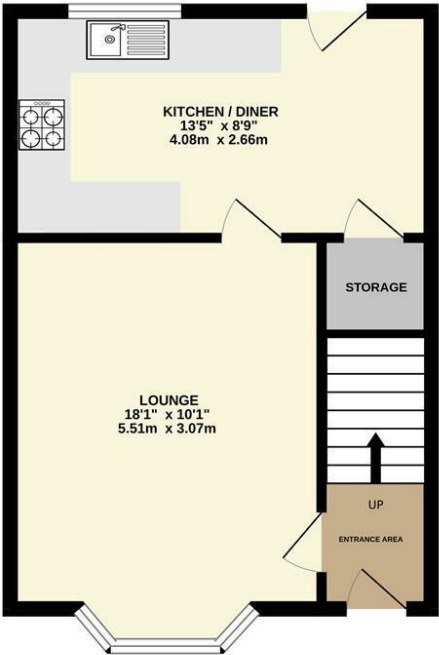
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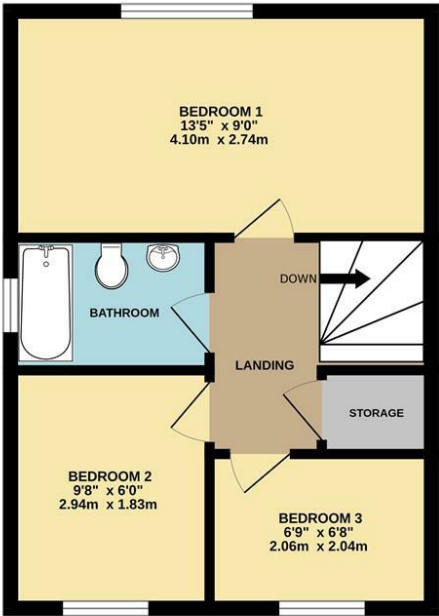
info@seths.co.uk
www.seths.co.uk

Council Tax Band
B

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		
(81-91) B		86
(69-80) C	76	
(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.

