

FOR SALE



**SHAROW ROAD
HAMILTON
LEICESTER
LE5 1BE**

Offers Over

£315,000

FEATURES

- Detached House
- Sought after location
- Lounge
- Bathroom / downstairs WC
- Low maintenance rear garden
- 3 Bedrooms inc an ensuite
- Close to schools, shops and parks
- Kitchen / Diner
- Carport
- Hallway



SETHS

3 Bedroom Detached House for sale in Leicester

GROUND FLOOR

HALLWAY

Laminate flooring, radiator, staircase leading to first floor

LOUNGE

14'9" x 10'0"

Laminate flooring, x2 radiators, uPVC double glazed French doors leading to rear garden, uPVC double glazed window

KITCHEN / DINER

11'6" x 11'3"

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

WC

WC, wash hand basin with mixer tap and splashback tiles, tiled flooring, radiator, uPVC double glazed window

CARPORT

FIRST FLOOR

BEDROOM 1

14'2" x 10'1"

Laminate flooring, radiator, x2 storage cupboards, x2 uPVC double glazed windows

ENSUITE

WC, wash hand basin with mixer tap and splashback tiles, shower cubicle, tiled flooring, radiator, extractor fan, uPVC double glazed window

BEDROOM 2

11'4" x 10'0"

Laminate flooring, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

6'11" x 6'4"

Laminate flooring, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the front of the property is a driveway/carport with gated access to the rear garden. To the rear of the property is a low maintenance garden, mainly laid to lawn with wooden fence surround. There is the added benefit of a slabbed patio area.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: tbc

Council Tax Band: C

Council Tax Rate: £2,140.00

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband

NOTE

There is a greenbelt charge of £170 per annum



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Council Tax Band
C



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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