

FOR SALE



MOULTON ROAD
HAMILTON
LEICESTER
LE5 1BS

£410,000

FEATURES

- Freehold
- Prime location
- Well maintained throughout
- Modern Kitchen / Diner with built-in appliances
- Family bathroom + downstairs WC
- Detached House
- 4 bedrooms inc ensuite
- Single garage + driveway
- Spacious Lounge + Reception Room
- Rear garden



 **SETHS**

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase leading to first floor

LOUNGE

13'9" (max) x 10'4"

Carpeted, radiator, uPVC double glazed bay window

RECEPTION ROOM

11'7" (max) x 8'1"

Laminate flooring, radiator, uPVC double glazed window

KITCHEN / DINER

25'4" x 10'1"

Modern wall and base units with worktops over, integrated 4 ring gas hob with built-in oven and extractor hood, 1 ¼ sink with mixer tap and drainer, integrated dishwasher, integrated fridge / freezer, space for dining table, tiled flooring, partly tiled walls, recessed spotlights, x2 radiators, x2 uPVC double glazed windows, uPVC double glazed French doors leading to rear garden

UTILITY ROOM

5'4" x 5'4"

Base level units, sink with mixer tap and drainer, plumbing for washing machine and dryer, extractor fan, tiled flooring, partly tiled walls, radiator, access to door leading to side aspect

DOWNSTAIRS WC

WC, wash hand basin with mixer tap and splashback tiles, tiled flooring, extractor fan, radiator

FIRST FLOOR

BEDROOM 1

15'11" (max) x 9'11"

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

ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, partly tiled walls, radiator, uPVC double glazed window

BEDROOM 2

12'0" x 8'9"

Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3

9'4" x 7'9"

Carpeted, radiator, uPVC double glazed window

BEDROOM 4

8'10" x 8'1"

Carpeted, radiator, uPVC double glazed window

BATHROOM

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

OUTSIDE

To the front of the property is a driveway for 2 cars leading to a single garage. To the rear of the property is a garden mainly laid to lawn with wooden fence surrounds.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

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

NOTE

There is a greenbelt charge payable of £17 per month.



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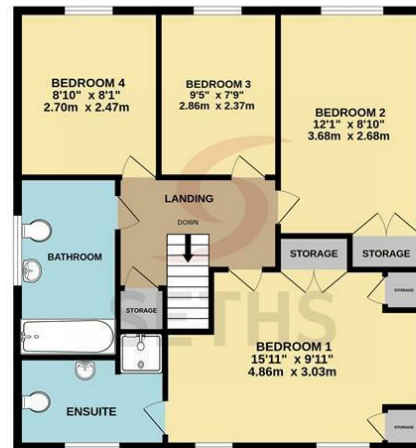
www.seths.co.uk

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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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	77	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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