

FREEHOLD



House - Semi-Detached

**MEADOWSWEET  
ROAD  
HAMILTON  
LEICESTER  
LE5 1TP**

**£265,000**

**FEATURES**

- Freehold
- Sought after location
- 3 Bedroom Semi-Detached House
- Lounge
- Potential to extend (stpp)
- Walking distance to local amenities
- Driveway for 2 cars
- Kitchen



# 3 Bedroom House - Semi-Detached located in Leicester

## GROUND FLOOR

### ENTRANCE AREA

Laminate flooring, radiator, staircase to first floor

### LOUNGE

16'1" x 10'5"

Laminate flooring, gas fireplace, radiator, uPVC double glazed window

### KITCHEN

13'10" x 9'1"

Wall and base units with worktops over, 4 ring gas hob with extractor hood, built-in oven, sink with mixer tap and drainer, tiled flooring, partly tiled walls, radiator, plumbing for washing machine, space for fridge / freezer, plumbing for dishwasher, space for dining table, understairs storage cupboard, uPVC double glazed window, access to conservatory

### CONSERVATORY

8'8" x 7'10"

Tiled flooring, radiator, uPVC double glazed door to rear garden

## FIRST FLOOR

### BEDROOM 1

13'10" x 9'3"

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

### BEDROOM 2

10'0" x 6'3"

Laminate flooring, radiator, uPVC double glazed window

### BEDROOM 3

7'1" x 6'11"

Laminate flooring, radiator, uPVC double glazed window

## BATHROOM

3 pc suite comprising of WC, wash hand basin with mixer tap, bathtub with shower overhead, tiled flooring, tiled walls, radiator, uPVC double glazed window

## OUTSIDE

To the front of the property is a tarmac driveway with off road parking for 2 cars. To the rear of the property is a good sized garden mainly laid to lawn with wooden fence surround.

## ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: B

Council Tax Rate: £1,699.85

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre



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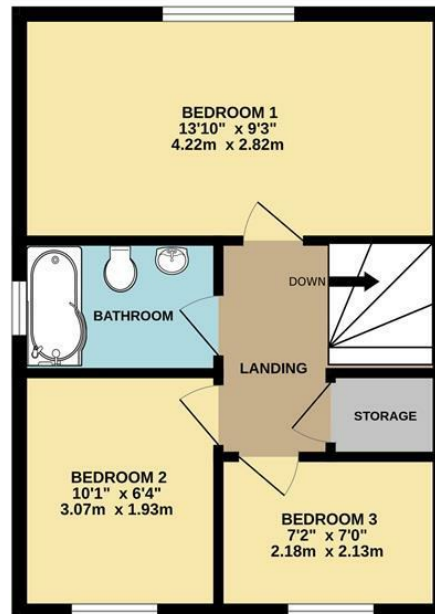
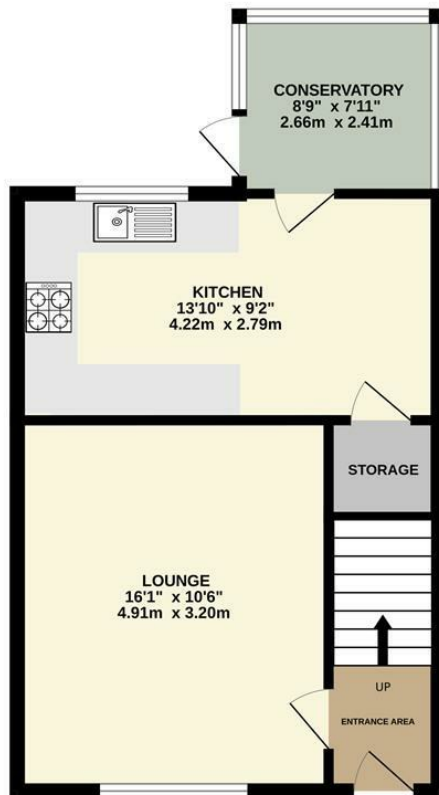
[www.seths.co.uk](http://www.seths.co.uk)

Council Tax Band

B

GROUND FLOOR

1ST FLOOR



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

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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