

FOR SALE



# SHIPTON ROAD HAMILTON LEICESTER LE5 1PJ

Offers Over  
**£330,000**

## FEATURES

- No chain
- Sought after location
- Immaculately presented throughout
- 4 bedrooms inc ensuite
- Lounge
- Freehold
- Three Storey
- Driveway with detached garage
- Kitchen / Diner
- Family bathroom + downstairs WC



 **SETHS**

# 4 Bedroom End Town House for sale in Hamilton

## GROUND FLOOR

### ENTRANCE HALLWAY

Carpeted, radiator, staircase to first floor

### KITCHEN / DINER

17'5" x 13'9"

Featuring a contemporary range of fitted wall and base units with work surfaces over incorporating a sink and drainer with mixer tap, 4 ring gas hob with extractor hood, built-in double oven, space for American fridge / freezer, laminate flooring, partly tiled walls, x2 radiators, storage cupboard housing boiler with plumbing for washing machine and space for tumble dryer, uPVC double glazed French doors leading to rear garden, uPVC double glazed window

### BEDROOM 4

13'10" x 11'10"

Laminate flooring, radiator, uPVC double glazed window, uPVC double glazed bay window

### DOWNSTAIRS WC

WC, wash hand basin with splashback tiles, radiator, laminate flooring, extractor fan

## FIRST FLOOR

### LOUNGE

13'9" x 10'5"

Carpeted, radiator, x2 uPVC double glazed windows, uPVC double glazed French doors leading to balcony

### BEDROOM 2

13'9" x 10'2"

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

### BATHROOM

3 pc suite comprising of; 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

## SECOND FLOOR

### BEDROOM 1

15'11" x 13'9"

Carpeted, radiator, fitted wardrobes, en-suite, x2 uPVC double glazed windows

### ENSUITE

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

### BEDROOM 3

13'10" x 7'8"

Carpeted, radiator, x2 uPVC double glazed windows

### OUTSIDE

Graveled frontage with a slabbed pathway leading to the front door. To the rear of the property is a two-tiered garden partly slabbed, partly laid to lawn with brick walls surround. There is access to a single detached garage with up and over door.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: C

Council Tax Band: D

Council Tax Rate: £2,292.51

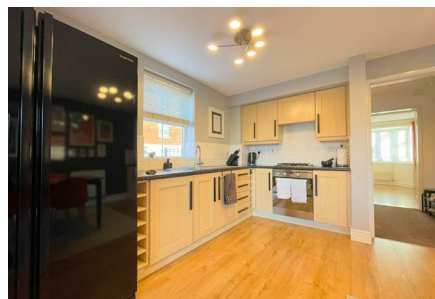
Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Full Fibre Broadband



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Call us on  
**0116 266 9977**

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

Council Tax Band  
**D**



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) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>77</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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.

