# RAYWELL ROAD
# HAMILTON
# LEICESTER
# LE5 1WU

Offers Over

## £299,995

FEATURES

- No chain
- Immaculately presented throughout
- Sought after location
- 4+ years of NHBC remaining
- Walking distance to schools
- Three Bedroom Semi - Detached
- Lounge
- Kitchen / Diner
- Bathroom + downstairs WC
- Off road parking for two cars

3 2 1 B

SETHS

# 3 Bedroom Semi - Detached House for sale in Hamilton

## GROUND FLOOR

### ENTRANCE HALLWAY
Tiled flooring, radiator, storage cupboard, staircase to first floor, under stairs storage, access to downstairs WC

### LOUNGE
15'9" x 9'11"
Lounge, radiator, uPVC double glazed window

### KITCHEN / DINER
17'0" x 9'6"
Wall and base units with worktops over, 4 ring gas hob with built-in oven and extractor hood, 1 1/4 bowl stainless steel sink with mixer tap and drainer, integrated fridge / freezer, integrated dishwasher, integrated washer / dryer, space for dining table, triangular LED under cabinet lights, radiator, x2 uPVC double glazed windows, uPVC double glazed door leading to rear garden

### DOWNSTAIRS WC
WC, wash hand basin with mixer tap, tiled flooring, partly tiled walls, radiator, extractor fan

## FIRST FLOOR

### BEDROOM 1
13'6" x 10'2"
Carpeted, radiator, uPVC double glazed window

### BEDROOM 2
12'2" x 8'1"
Carpeted, radiator, uPVC double glazed window

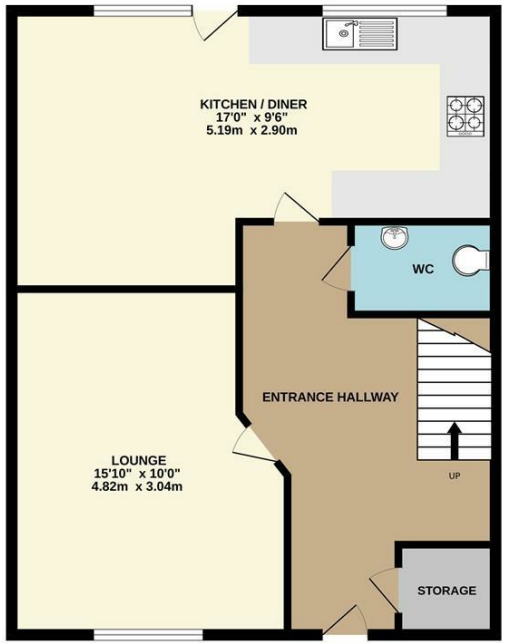
### BEDROOM 3
8'8" x 7'10"
Carpeted, radiator, uPVC double glazed window

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

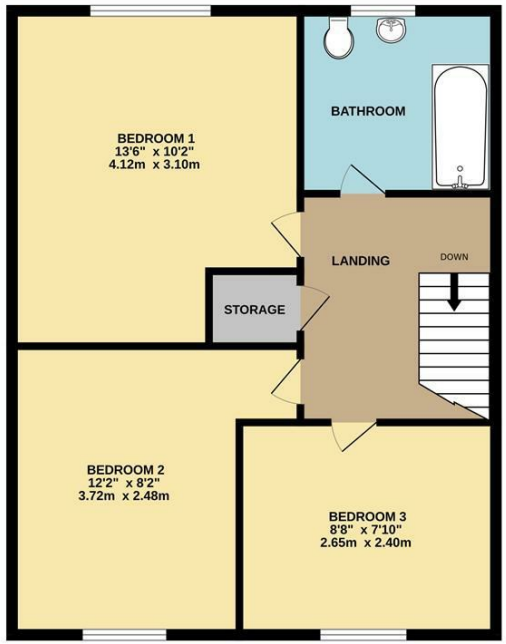
### OUTSIDE
To the front of the property is a driveway providing off road parking space for two cars (includes an EV charging point). To the rear of the property is a two tiered low maintenance garden, partly slabbed and partly laid to lawn with wooden fence surround. There is the added benefit of a wooden storage shed and outside tap.

### ADDITIONAL INFO
Tenure: Freehold
EPC rating: B
Council Tax Band: C
Council Tax Rate: £1,942.68
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Ultrafast Full Fibre

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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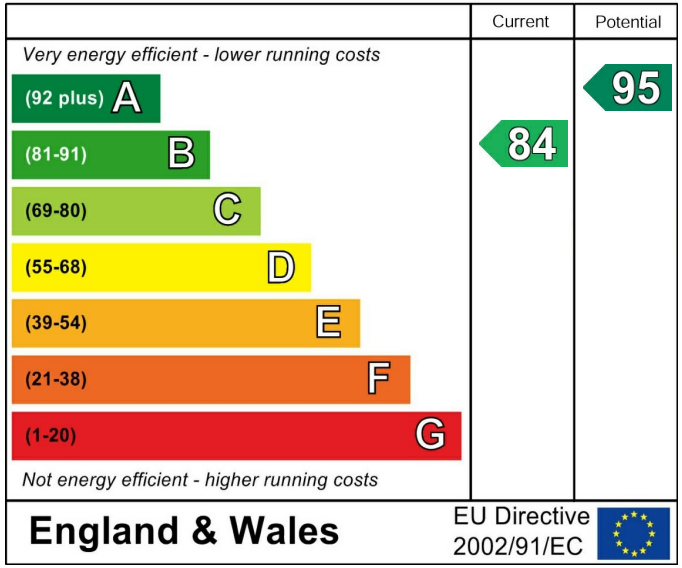
Council Tax Band

C

## Energy Efficiency Rating




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.

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