HERITAGE WAY
HAMILTON
LEICESTER
LE5 1QF

£285,000

FEATURES

- No chain
- Freehold
- Newly refurbished throughout
- Ideal first time buy
- Sought after location
- Off road parking + garage
- 4 Bedroom Semi Detached House
- 3 storey
- 2 shower rooms + downstairs WC
- Garden

4 2 1 C

SETHS

4 Bedroom Semi Detached House for sale in Hamilton

GROUND FLOOR

ENTRANCE HALLWAY
Laminate flooring, long standing radiator, understairs storage cupboard, staircase to first floor

LOUNGE
11'8" x 11'1"
Laminate flooring, long standing radiator, uPVC door leading to rear garden

KITCHEN
9'10" x 5'3"
Wall and base units with worktops over, sink with mixer tap and drainer, 4 ring electric hob with extractor hood, built-in oven, space for fridge / freezer, plumbing for washing machine, laminate flooring, splashback panels, uPVC double glazed window

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

FIRST FLOOR

BEDROOM 1
11'8" x 11'1"
Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 4
7'3" x 4'11"
Carpeted, radiator, uPVC double glazed window

SECOND FLOOR

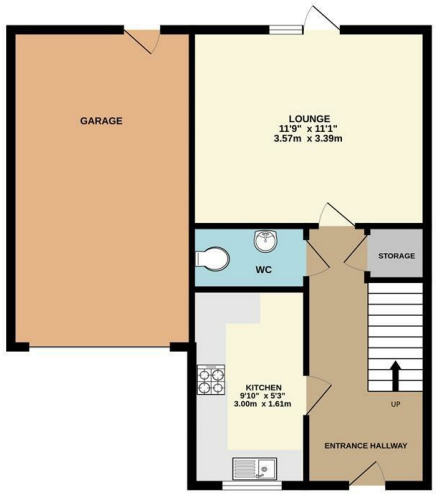
BEDROOM 2
11'8" x 11'4"
Carpeted, radiator, storage cupboard, uPVC double glazed window

BEDROOM 3
11'9" x 6'11"
Carpeted, radiator, uPVC double glazed window

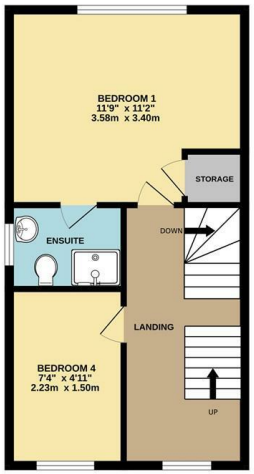
OUTSIDE
To the front of the property is a driveway for one car and access to a single garage. To the rear of the property is a garden partly slabbed, partly laid to lawn with wooden fence surrounds. There is also access to the garage.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: C
Council Tax Rate: £2,037.80
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband

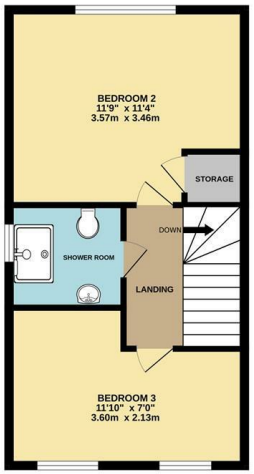
GROUND FLOOR



1ST FLOOR



2ND 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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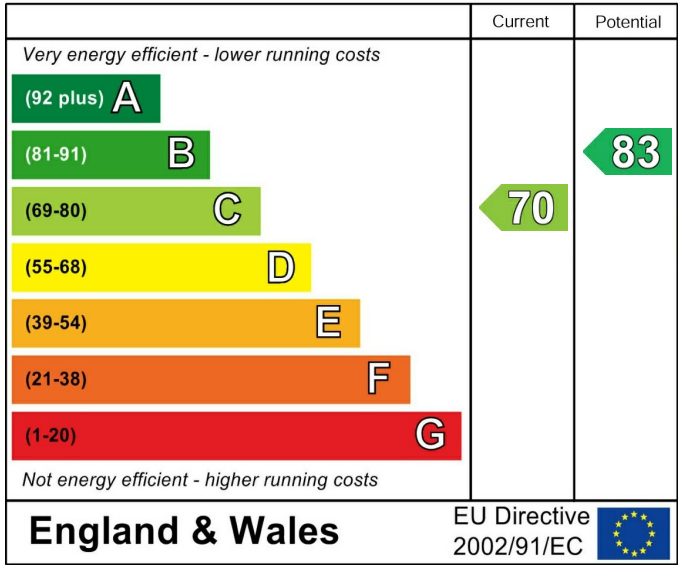
Council Tax Band

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.

SETHS