FOR SALE

SUNDEW ROAD
HAMILTON
LEICESTER
LE5 1SY

£399,950

FEATURES

- Freehold
- Sought after location
- Single garage + driveway
- Dining Room
- Family bathroom + downstairs WC
- Detached House
- 4 Bedrooms inc ensuite
- Lounge
- Kitchen with utility area
- Low maintenance rear garden

4 2 2

SETHS

4 Bedroom Detached House for sale in Leicester

GROUND FLOOR

PORCH

ENTRANCE HALLWAY
Laminate flooring, radiator, understairs storage cupboard, door leading to integral garage, uPVC double glazed window

LOUNGE
17'9" x 10'11"
Carpeted, radiator, uPVC double glazed bay window

DINING ROOM
10'9" x 10'4"
Carpeted, radiator, sliding patio door leading to garden

KITCHEN
13'7" x 8'2"
Wall and base units with worktops over, 5 ring gas hob with extractor hood, built-in oven and microwave, sink with mixer tap and drainer, integrated dishwasher, tiled flooring, partly tiled walls, uPVC double glazed window

UTILITY ROOM
6'7" x 5'4"
Base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, tiled flooring, partly tiled walls, uPVC double glazed door to rear garden

WC
WC, wash hand basin with mixer tap and vanity units, tiled flooring, tiled walls, radiator, uPVC double glazed window

FIRST FLOOR

BEDROOM 1
15'2" x 12'9"
Carpeted, radiator, fitted wardrobes, x2 uPVC double glazed windows

ENSUITE
WC, wash hand basin with mixer tap and vanity units, corner shower cubicle, tiled flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

BEDROOM 2
11'6" x 10'2"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3
9'9" x 7'10"
Carpeted, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 4
10'8" x 7'11"
Carpeted, radiator, fitted wardrobes, storage cupboard, uPVC double glazed window

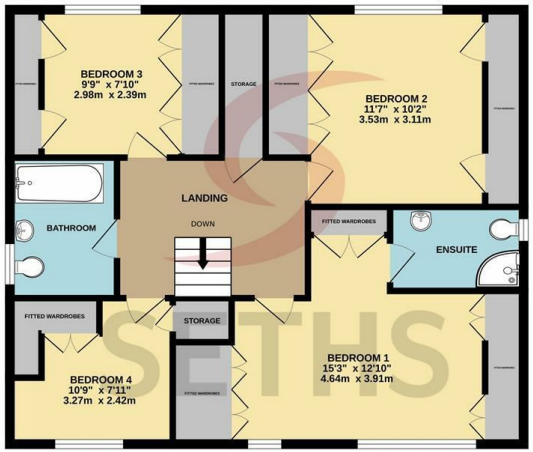
BATHROOM
WC, wash hand basin with mixer tap and vanity units, bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, radiator, extractor fan, uPVC double glazed window

OUTSIDE
To the front of the property is a driveway with space for 2 cars. There is also access to an integral single garage accessed via a roller door. To the rear of the property is a low maintenance garden partly slabbed partly laid to lawn with shrubs and wooden fence surrounds.

ADDITIONAL INFO
Tenure: Freehold
EPC rating: tbc
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

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.
Made with Metropix ©2025

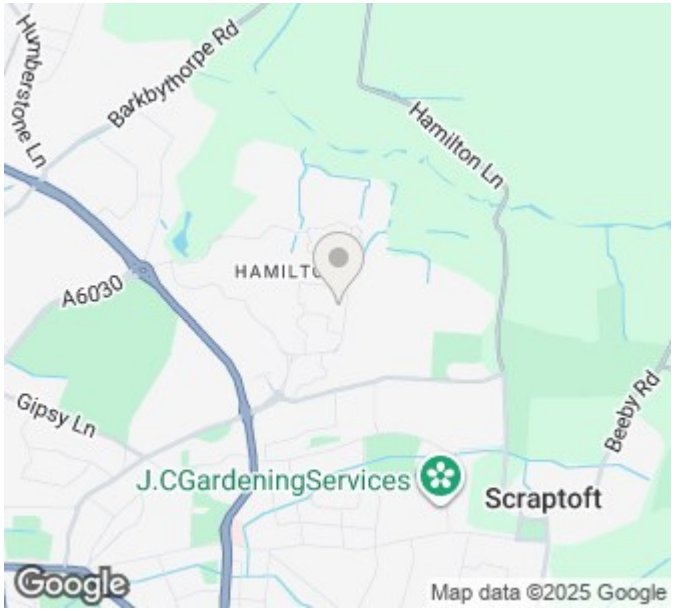
Call us on

0116 266 9977

info@seths.co.uk
www.seths.co.uk

Council Tax Band

E



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.