

FREEHOLD



House - Detached

# HANWORTH CLOSE HAMILTON LEICESTER LE5 1UU

## £290,000

### FEATURES

- Well Presented
- Entrance Porch & Entrance Hall
- Through Lounge
- Kitchen / Diner
- Cloakroom
- Three Bedrooms
- Master Bedroom With En-Suite
- Bathroom
- Driveway & Single Garage
- Rear Garden



 **SETHS**

# 3 Bedroom House - Detached located in Leicester

## GROUND FLOOR

### SUMMARY DESCRIPTION

A well presented THREE BEDROOM DETACHED house located in the sought after area of HAMILTON.

In brief the property comprises of an entrance porch, entrance hallway, through lounge, kitchen / diner, cloakroom, three bedrooms, MASTER BEDROOM WITH EN-SUITE and a bathroom. This property further benefits from a rear garden, driveway with space for two cars and SINGLE GARAGE, double glazing and gas central heating.

Viewings by appointment only

### PORCH

Main uPVC Entrance door and Double Glazing Windows and Laminate Floor

### HALLWAY

Accessible via the porch door. Access can be provided to the downstairs W.C., Through Lounge and Kitchen. Laminate Flooring and a Radiator mounted to the wall.

### THROUGH LOUNGE

10'1" x 22'1"

Laminate flooring, with Patio Doors leading to the Garden, uPVC Double Glazed windows to the Front. 2 x Wall mounted radiators on the wall. Access can be gained to the Through Lounge from the Hallway and Kitchen via internal doors.

### KITCHEN

9'1" x 16'11"

"L" Shaped Kitchen. Inclusive of Wall and Base Units with Worktops Over, Space for

an Integrated Fridge Freezer/Storage, space and plumbing for a Washing Machine, Integrated 4 Ring Gas Hob with Extractor Hood over and tiled splashback, Integrated Electric Oven, Sink with side draining, uPVC Windows and the Boiler is located in the Kitchen. There is also a Wall Radiator. Laminate Flooring.

### DOWNSTAIRS W.C.

2'8" x 5'8"

Tiled floor, with uPVC window, Wall mounted radiator and corner sink.

### STORAGE

Storage cupboard within the Kitchen, inclusive of shelving and laminate flooring. Accessible via an Internal door.

### LANDING

The Landing is carpeted and provides access to the three bedrooms, storage cupboard and family bathroom.

### BEDROOM ONE

10'3" x 10'3"

Carpeted, wall mounted radiator and uPVC Double Glazing window. There is a storage cupboard and single storage unit and access to the En-suite.

### EN-SUITE

9'1" x 5'0"

Tiling on the floor, Shower cubicle with shower, Wash basin and Unit below, W.C. and uPVC Double Glazed frosted windows and wall mounted radiator.

### BEDROOM TWO

9'11" x 6'11"

Fitted cupboards with sliding doors. Carpeted, wall mounted radiator and uPVC Double Glazing window.

### BEDROOM THREE

9'5" x 7'1"

Carpeted, wall mounted radiator and uPVC Double Glazing window.

### BATHROOM

5'11" x 8'5"

The Bathroom consists of partial tiling on the three walls surrounding the bath. There is a W.C. and a Hand Wash Basin with a tiled splash back. Tiling on the Floor and a uPVC Double Glazed Window. There is also an Extractor fan venting outwards. Wall mounted radiator.

### STORAGE

Access to storage cupboard on landing.

### OUTSIDE

There is a well maintained Garden to the rear of the property, with a door to the Garage. To the side of the property is a Driveway in front of the Garage.

### GARAGE

8'3" x 18'8"

Detached Garage which can be accessed from the Front Driveway with an electric shutter or access from the Garden with a uPVC Door.

### COUNCIL TAX BAND - D



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0116 266 9977

[sales@seths.co.uk](mailto:sales@seths.co.uk)

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D

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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### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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.