



FREEHOLD

House - Townhouse

# KESTREL LANE, HAMILTON, LEICESTER, LE5 1BH

PRICE :

£220,000

## FEATURES

- Two Bedrooms
- Downstairs W/C
- Double Glazing
- Garden
- Two Car Parking Spaces
- Town House
- Lounge
- Kitchen with Integrated Cooker
- Bathroom on First Floor
- Gas Central Heating



 **SETHS**

# 2 Bedroom House - Townhouse located in Leicester

## ENTRANCE HALL

Wooden flooring, radiator, stairs leading to the first floor, providing access to the lounge and W/C

## W/C

Laminate flooring, wash hand basin, toilet, radiator, double glazed window facing the front aspect.

## LOUNGE

13'9" x 9'5"

Wooden flooring, radiator, double glazed window facing the front aspect. access into the kitchen.

## KITCHEN

12'6" x 9'1"

Lino flooring, base and eye level unit, integrated four ring gas burner with oven, extractor over, partially tiled walls, stainless sink, double glazed window facing the rear aspect, space for a fridge, plumbing for a washing machine, radiator, door leading to the garden.

## FIRST FLOOR

## LANDING

Carpeted flooring, providing access to all rooms on the first floor and loft.

## BEDROOM 1

12'6" x 8'3"

Carpeted flooring, radiator, double glazed window facing the rear aspect

## BEDROOM 2

9'4" x 8'2"

Carpeted flooring, radiator, in built storage cupboard, double glazed window facing the front aspect.

## BATHROOM

Laminate flooring, wash hand basin, toilet, polyvinyl bathtub, electric shower, radiator.

## OUTSIDE

To the front the property features a small front lawn providing access to gas and electric metres finished with block paving and stone feature. To the rear the property features a slabbed patio area and step up into a grass lawn, secluded by wooden fencing along the perimeter and wooden door leading to a shared passage.

## FREEHOLD

## COUNCIL TAX BAND - B



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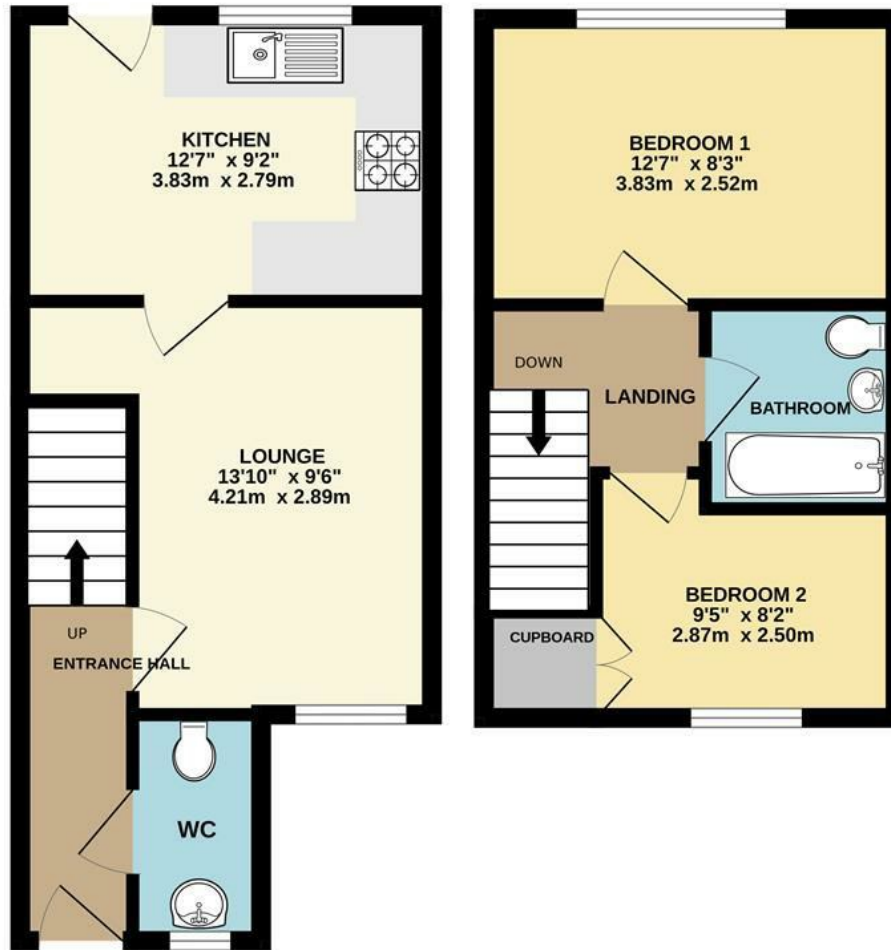
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GROUND FLOOR

1ST FLOOR



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Council Tax Band

**B**

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

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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