

FOR SALE



SORREL ROAD HAMILTON LEICESTER LE5 1TE

£450,000

FEATURES

- 5 Bedroom Detached House
- Extended property including downstairs bedroom + shower room
- Ideal for a large family
- Well presented throughout
- Popular location close to local amenities and schools
- Lounge / Kitchen / Dining Room
- Utility Room with lean to
- Off road parking for 2 cars + single detached garage
- Low maintenance garden
- Office - ideal for hybrid working



 **SETHS**

5 Bedroom Detached House in Hamilton

GROUND FLOOR

PORCH

ENTRANCE HALLWAY

Laminate flooring, radiator, staircase to first floor

DOWNSTAIRS WC 1

WC, wash hand basin with mixer tap and vanity unit, tiled flooring, tiled walls, towel radiator

LOUNGE

18'1" x 10'8"

Laminate flooring, radiator, fireplace, uPVC box bay window, sliding patio door to rear garden

DINING ROOM

9'4" x 9'4"

Laminate flooring, radiator, uPVC double glazed window

KITCHEN

18'0" x 8'3"

Wall and base level units and drawers having round edged worktops over, sink with drainer and mixer tap, integrated 5 ring gas hob with extractor over, integrated microwave, built-in oven / grill, breakfast bar area, tiled flooring, radiator, uPVC double glazed window

UTILITY ROOM

22'0" x 5'4"

Wall and base units with worktops over, sink with mixer tap and drainer, plumbing for washing machine, space for fridge/freezer, uPVC French doors to lean to

HALLWAY

DOWNSTAIRS WC 2

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

SHOWER ROOM

Tiled flooring, tiled walls, walk in shower, towel radiator, uPVC double glazed window

OFFICE

7'8" x 4'4"

Laminate flooring, radiator, built in desk

BEDROOM 5

16'3" x 9'0"

Laminate flooring, radiator, fitted wardrobes, uPVC double glazed window, uPVC double glazed door to front

LEAN TO

10'0" x 7'5"

FIRST FLOOR

BEDROOM 1

12'4" x 9'0"

Laminate flooring, radiator, storage cupboard, fitted wardrobes, ensuite, uPVC double glazed window

ENSUITE

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

BEDROOM 2

11'1" x 9'3"

Laminate flooring, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 3

8'8" x 8'0"

Laminate flooring, radiator, fitted wardrobes, uPVC double glazed window

BEDROOM 4

9'3" x 6'5"

Laminate flooring, radiator, fitted wardrobes, uPVC double glazed window

BATHROOM

3 pc suite comprising of WC, wash hand basin with mixer tap and vanity units, bathtub with shower overhead, laminate flooring, partly tiled walls, radiator, uPVC double glazed window

OUTSIDE

To the front of the property is a driveway with off road parking for 2 cars. There is also a single, detached garage located to the side of the property. To the rear of the property is a low maintenance garden with a slabbed patio area ideal for outdoor dining and get togethers.

ADDITIONAL INFO

Tenure: Freehold

EPC rating: D

Council Tax Band: E (Leicester City Council)

Council Tax Rate: £2,671.19

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

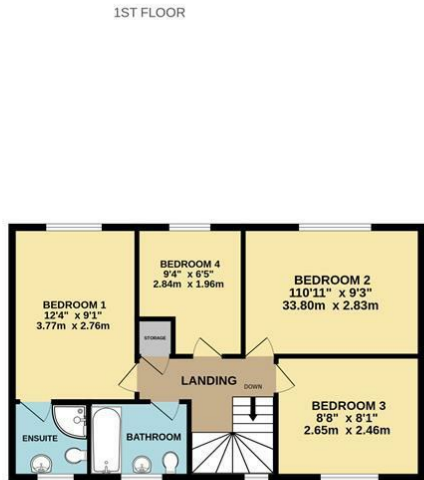
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) A		
(81-91) B		78
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	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.

