CARTY ROAD
HAMILTON
LEICESTER
LE5 1QG

£199,950

FEATURES

- Two Bedrooms
- Sought after LE5 area
- Perfect for small families / first time buyers
- Kitchen
- Driveway + single garage
- Coach house
- Close to many local amenities
- Lounge / Diner
- Family bathroom
- Ample storage space

2 1 1

SETHS

2 Bedroom Coach House for sale in Leicester

GROUND FLOOR

GARAGE
26'8" x 8'2"
With up and over door, lighting and a storage cupboard.

FIRST FLOOR

LOUNGE / DINER
17'3" x 10'7"
Carpeted, radiator, electric fireplace, uPVC double glazed window, opening to kitchen

KITCHEN
7'8" x 7'1"
Wall and base level units with worktops over, 5 ring hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, built-in fridge/freezer, built-in dishwasher, tiled flooring, partly tiled walls, skirting mounted heat vent, x2 skylight windows

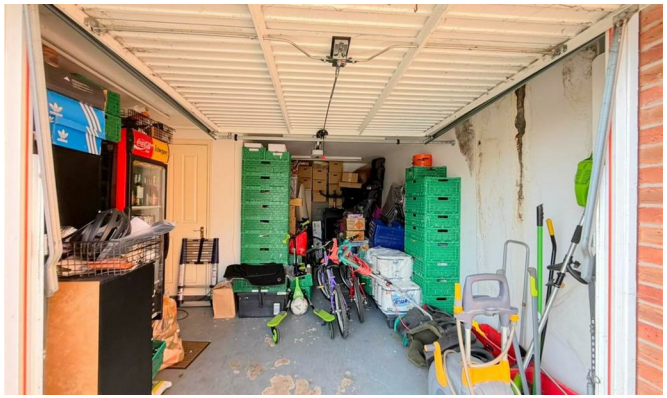
BEDROOM 1
12'0" x 8'9"
Carpeted, radiator, uPVC double glazed window

BEDROOM 2
7'1" x 7'1"
Carpeted, radiator, x2 skylight windows

BATHROOM
WC, wash hand basin with mixer tap and vanity units, corner jacuzzi bathtub with mixer tap and shower overhead, tiled flooring, tiled walls, towel radiator, skylight window.

OUTSIDE
To the front of the property is a small frontage mainly laid to lawn with a slabbed footpath leading to the front door. To the rear of the property is a driveway with parking space for one car and a single garage with a remote controlled garage door.

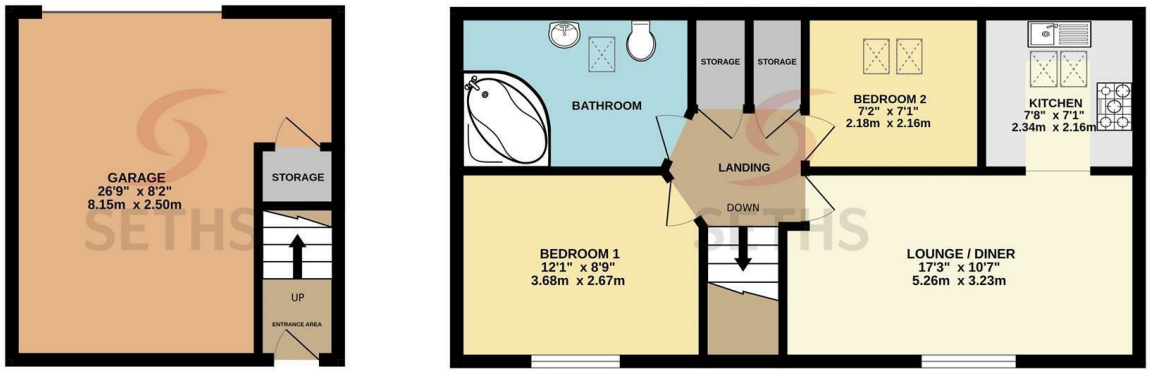
ADDITIONAL INFO
Tenure: Freehold
EPC rating: C
Council Tax Band: B
Council Tax Rate: £1,966.81
Mains Gas: Yes
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Full Fibre Broadband



EMMA
JESSIE

GROUND FLOOR

1ST FLOOR



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Call us on

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Council Tax Band

B

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