

FOR SALE



LAVERTON ROAD  
HAMILTON  
LEICESTER  
LE5 1DW

£360,000

FEATURES

- No chain
- Popular location close to local amenities and schools
- 3 Bedrooms inc an ensuite
- Lounge
- Driveway for 2 cars + detached garage
- Freehold
- Detached House
- Kitchen / Diner
- Family bathroom
- Low maintenance garden



 **SETHS**

# 3 Bedroom Detached House for sale in Hamilton

## GROUND FLOOR

### ENTRANCE HALLWAY

Laminate flooring, radiator, understairs storage cupboard, staircase to first floor

### LOUNGE

15'1" x 11'1"

Laminate flooring, radiator, x2 uPVC double glazed windows

### KITCHEN / DINER

18'4" x 11'9"

Featuring a contemporary range of fitted wall and base units with work surfaces over incorporating a sink and drainer with mixer tap, 4 ring gas hob with extractor hood, built-in oven, integrated microwave, integrated dishwasher, integrated fridge / freezer, plumbing for washing machine, laminate flooring, space for dining table, storage pantry, uPVC French doors leading to rear garden, uPVC double glazed window

### DOWNSTAIRS WC

WC, wash hand basin with mixer tap and splashback tiles, tiled flooring, radiator, extractor fan, uPVC double glazed window

## FIRST FLOOR

### BEDROOM 1

11'1" x 11'1"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window, ensuite

### ENSUITE

WC, wash hand basin with mixer tap, shower cubicle, tiled flooring, radiator, uPVC double glazed window

### BEDROOM 2

11'9" x 11'9"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BEDROOM 3

10'5" x 7'2"

Carpeted, radiator, fitted wardrobes, uPVC double glazed window

### BATHROOM

WC, wash hand basin with mixer tap, bathtub with mixer tap, tiled 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 with an up and over door. To the rear of the property is a low maintenance garden mainly laid to lawn with wooden fence surrounds and a slabbed patio area ideal for outdoor dining.

### ADDITIONAL INFO

Tenure: Freehold

EPC rating: B

Council Tax Band: D (Leicester City Council)

Council Tax Rate: £2,292.51

Mains Gas: Yes

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Superfast Broadband

Please note there is a maintenance fee of £200 per annum

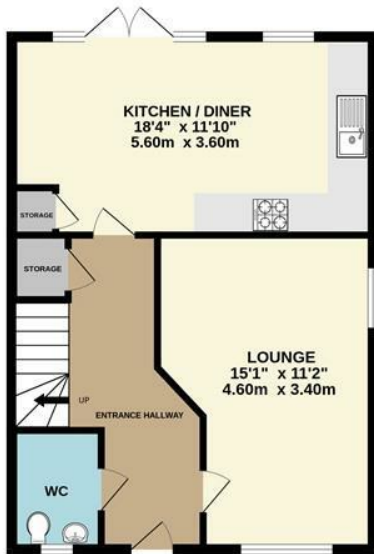




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GROUND FLOOR

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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Council Tax Band

D

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>82</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.

