



Burnet Close, Hamilton

Leicester, Leicestershire, LE5 1TQ

Offers In Excess Of £239,950



Occupying a cul de sac position, this three bedroom end town house enjoys the use of an attached 22ft garage and would make for a lovely first purchase, investment or family home that demands an internal inspection to be fully appreciated. Boasting gas central heating and double glazed windows, the accommodation in more detail comprises of an entrance hall, lounge and kitchen diner, with the first floor offering three bedrooms and a modern shower room. Conveniently situated to excellent road links around the city of Leicester and within easy reach of major supermarkets and local villages, an early viewing is strongly recommended to avoid disappointment.

Accommodation

Front entrance door opens into the:

Entrance Hall

With staircase rising to the first floor and a door to the:

Lounge

16'0" x 10'7" (4.9m x 3.23m)

With a window to the front, central heating radiator, TV point, coving, carpet flooring and a door leading to the:

Kitchen Diner

13'9" x 8'11" (4.19m x 2.72m)

Fitted with a modern range of wall mounted and base units with complementary work surfaces over. Features include a built in oven with hob over and extractor hood above, inset sink and drainer unit with mixer tap and space for fridge freezer. With a window to the rear elevation, useful storage cupboard under the stairs, central heating radiator and a door leading to the garden.

First Floor Landing

Giving access to the bedrooms and bathroom.

Bedroom One

13'9" x 9'4" (4.19m x 2.84m)

A full width double room offering a window to the rear elevation, with built in wardrobes, central heating radiator

Bedroom Two

10'4" x 6'11" (3.15m x 2.13m)

With a window to the front elevation, central heating radiator and carpet flooring.

Bedroom Three

7'2" x 6'7" (2.2m x 2.03m)

With a window to the front elevation, central heating radiator and carpet flooring.

Shower Room

Fitted with a modern three piece suite comprising a shower enclosure, wash hand basin and wc, with complementary tiling. With an obscure side elevation window, fan and chrome heated towel rail.

Outside

Enjoying a cul de sac position, the plot offers parking to the front giving access to the attached garage. To the rear is a low maintenance garden enclosed by fencing and brick wall boundaries and is not overlooked from beyond.

Garage

22'7" x 11'6" (6.88m x 3.51m)

With light, power, central heating boiler, meters, rear access door and an up and over front door.

Tenure

We understand the property is Freehold.

Council Information

Leicester City Council, City Hall, 115 Charles Street, Leicester (Tel:) - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Money Laundering

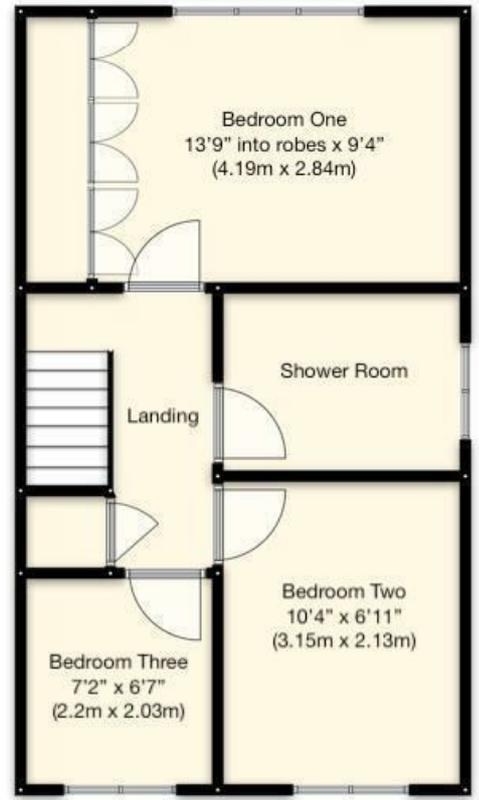
In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

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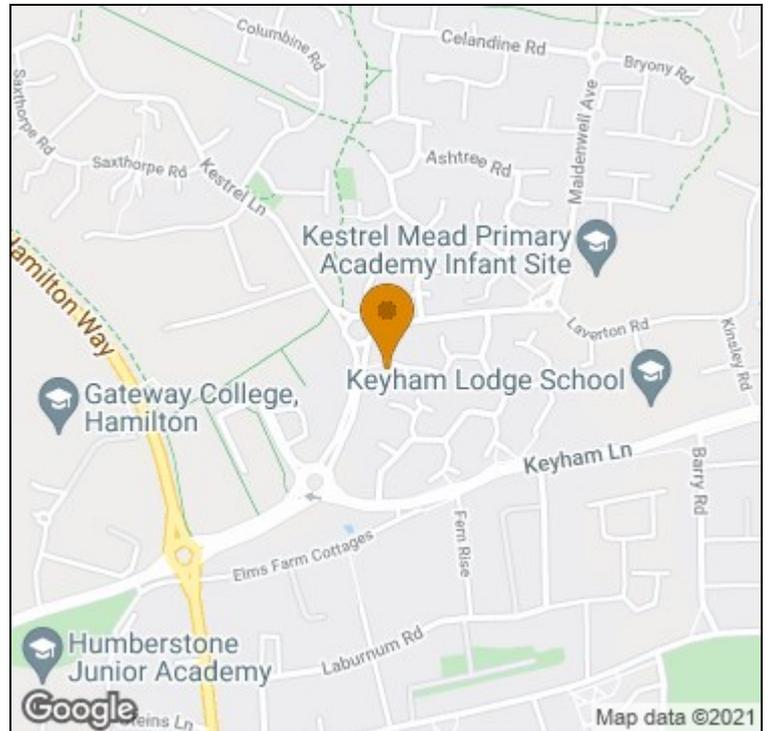
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



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