



Raywell Road, Hamilton, Leicester, LE5 1WX

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

This stylish and contemporary four-bedroom detached home, built in 2018, is perfect for modern family living. Set on a quiet, residential street ideal for those with young children, the property has been thoughtfully upgraded by its current owners to offer both comfort and style.

The heart of the home is the impressive L-shaped open-plan lounge, kitchen, and dining area. Originally designed with multiple reception rooms, the space has been seamlessly opened up to create a bright, airy, and social living environment, perfect for everyday family life and entertaining alike. Tasteful décor and high-quality finishes throughout mean the home is truly turnkey—just move in and enjoy.

Upstairs, the spacious master bedroom benefits from built-in wardrobes and a private en-suite bathroom. Three further well-proportioned bedrooms are complemented by a luxurious family bathroom, providing ample space for a growing family.

Outside, the rear garden is mainly laid to lawn with a charming gravelled seating area, ideal for outdoor dining, socialising, or simply relaxing.

Located in the sought-after area of Hamilton, this home offers a superb lifestyle. You'll find a wide range of local amenities including shops, supermarkets, and leisure facilities, all within easy reach. The area is also renowned for its strong community spirit and excellent schools, making it a favourite among families.

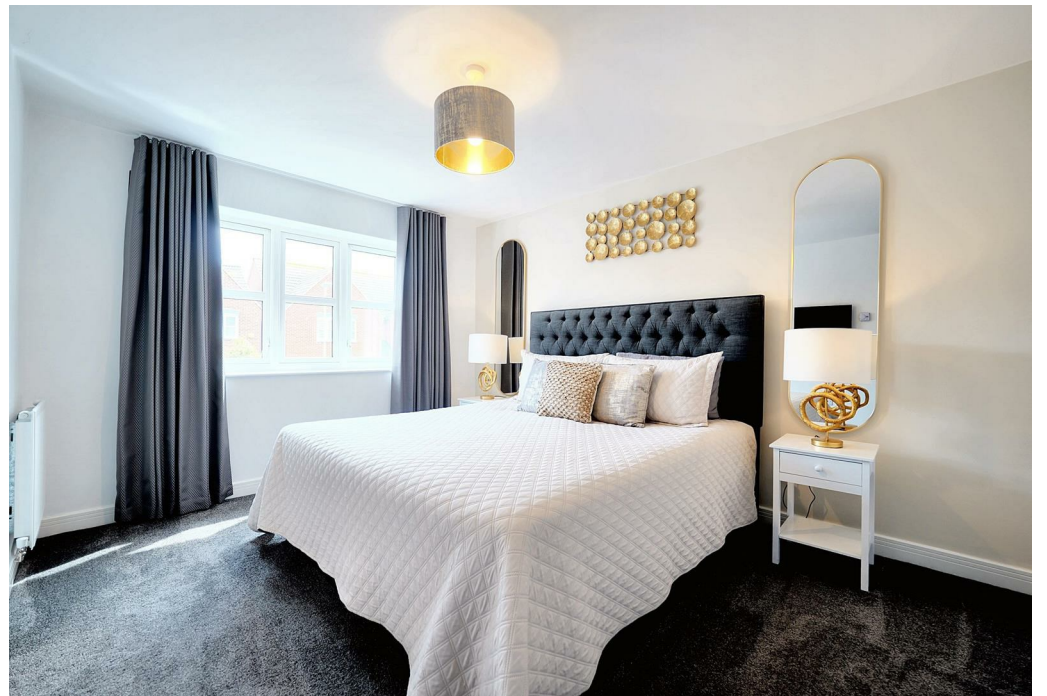




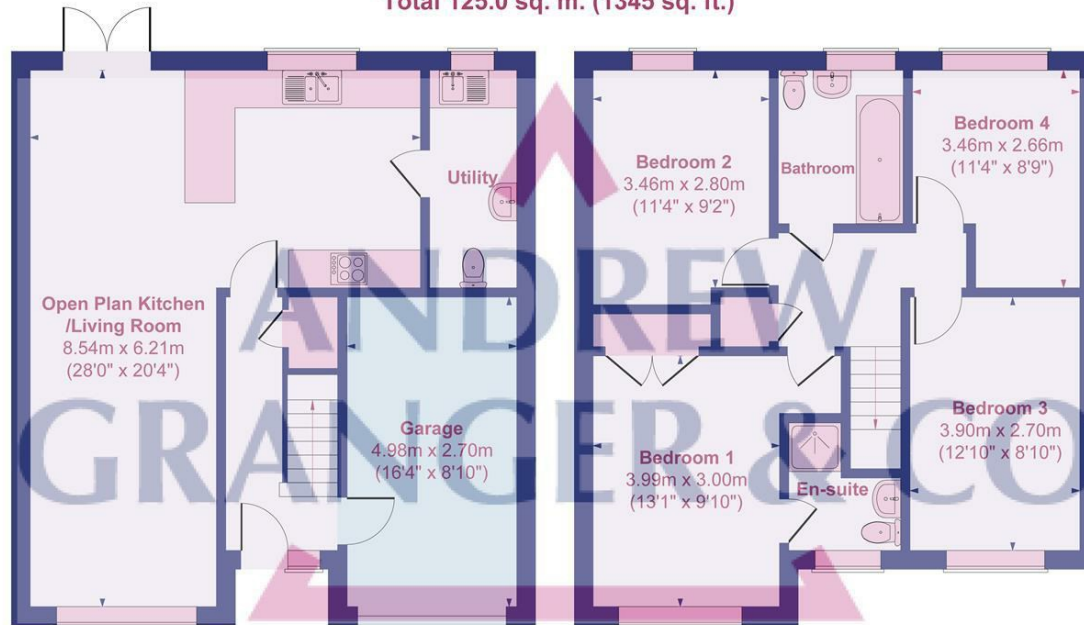
Key Features

- No Upward Sales Chain
- Stylish and contemporary finish throughout
- Master bedroom with ensuite bathroom
- Sizable rear garden with lawn and gravelled seating area
- Off road parking for multiple vehicles and garage
- Family friendly area close to local schools
- Easy access to Leicester City centre
- 3 years of NHBC warranty remaining
- Stunning open/plan layout
- Located on a quiet, non through road

£425,000



Approximate Gross Internal Area
111.7 sq. m. (1202 sq. ft.)
Garage At 13.3 sq. m. (143 sq. ft.)
Total 125.0 sq. m. (1345 sq. ft.)



Ground Floor

Floor area 49.9 sq.m. (537 sq.ft.) approx
Garage 13.3 sq.m. (143 sq.ft.) approx

First Floor

Floor area 61.8 sq.m. (665 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk



EPC Rating - B

Tenure - Freehold

Council Tax Band - E

Local Authority
Leicester

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Oadby (Sales) office on 0162 429922

Part of
**ANDREW
GRANGER & CO**

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS