



Connells

Hamilton Circle
Hamilton Leicester



Property Description

Situated in the popular and well-established Hamilton development, Hamilton Circle presents a fantastic opportunity to acquire a substantial four-bedroom townhouse arranged over three floors. Designed to accommodate modern family living, the property offers a thoughtfully planned layout with ample space throughout.

The ground floor features a welcoming entrance hall leading to a generously sized fourth bedroom overlooking the rear garden, along with a useful utility/cloakroom and a separate WC. With direct access to the garden via French doors from the bedroom, this level also provides excellent flexibility as an additional reception room, home office or guest suite.

The first floor hosts a bright and airy kitchen/diner situated at the front of the property, offering plenty of natural light and room for a family dining area. To the rear, the spacious living room benefits from dual windows, including a Juliet balcony overlooking the garden, creating an inviting space ideal for relaxing or entertaining.

On the second floor, the property boasts three well-proportioned bedrooms. The principal bedroom includes an en-suite shower room, while two further bedrooms are served by a family bathroom complete with a three-piece suite. Each room provides comfortable accommodation with pleasant outlooks across the surrounding residential area.

Externally, the property offers a front forecourt, shared off-road parking, a rear single garage, and enclosed garden to rear.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

A welcoming entrance hall offering access to the ground-floor accommodation, with stairs rising to the first floor. Finished with neutral décor and practical flooring for everyday use.

Utility / Cloakroom

A useful utility space providing worktop and storage, with space for laundry appliances. This room also incorporates the ground-floor WC, offering added convenience for families and guests.

Ground Floor WC

A separate WC fitted with a low-level toilet and wash basin, finished in a clean, neutral style.

Bedroom Four / Reception Room

19' 9" x 17' (6.02m x 5.18m)

A spacious and versatile room positioned at the rear of the home. This room features double French doors opening directly to the garden, allowing plenty of natural light and offering the ideal space for use as a bedroom, guest suite, home office or second living area. Neutral walls and fitted carpet provide a comfortable and adaptable setting.

First Floor:

Living Room

21' 5" x 17' 1" (6.53m x 5.21m)

A generously sized living room positioned to the rear, offering a comfortable living space with two windows including a Juliet balcony overlooking the garden. The neutral décor, fitted carpet and open layout create a relaxing and sociable room ideal for family use.

Kitchen / Diner

18' 5" x 10' 1" (5.61m x 3.07m)

Located at the front of the property, the kitchen is bright and well-presented, featuring fitted wall and base units, integrated oven with gas hob, stainless steel extractor and ample worktop space. A large front window allows plenty of light into the dining area, creating an inviting environment for everyday meals or entertaining.

Second Floor:

Principal Bedroom

13' x 13' 3" (3.96m x 4.04m)

A well-proportioned main bedroom benefiting from fitted wardrobes and a pleasant outlook. The space is neutrally decorated and offers direct access to the private en-suite shower room.

En-Suite

Modern and practical, the en-suite provides a shower cubicle, wash basin and WC, finished with tiled splashbacks.

Bedroom Two

11' 4" x 10' 9" (3.45m x 3.28m)

A bright and comfortable bedroom with a rear aspect, offering generous floor space and the flexibility to accommodate a double bed or large single. Neutral décor makes it easy to personalise.

Bedroom Three

8' 2" x 10' 3" (2.49m x 3.12m)

A neatly sized bedroom ideal as a child's room, nursery, hobby room or home office. Finished in light décor and benefiting from a pleasant front outlook.

Family Bathroom

The main bathroom features a three-piece suite comprising a panelled bath with mixer tap and shower attachment, wash basin and WC. Light tiling and neutral finishes help create a clean and modern environment.

Exterior:

Rear Garden

An enclosed and low-maintenance rear garden offering a mix of paved and artificial lawned areas. Ideal for outdoor seating, family use or creating a private retreat, with gated access leading to the rear parking and garage.

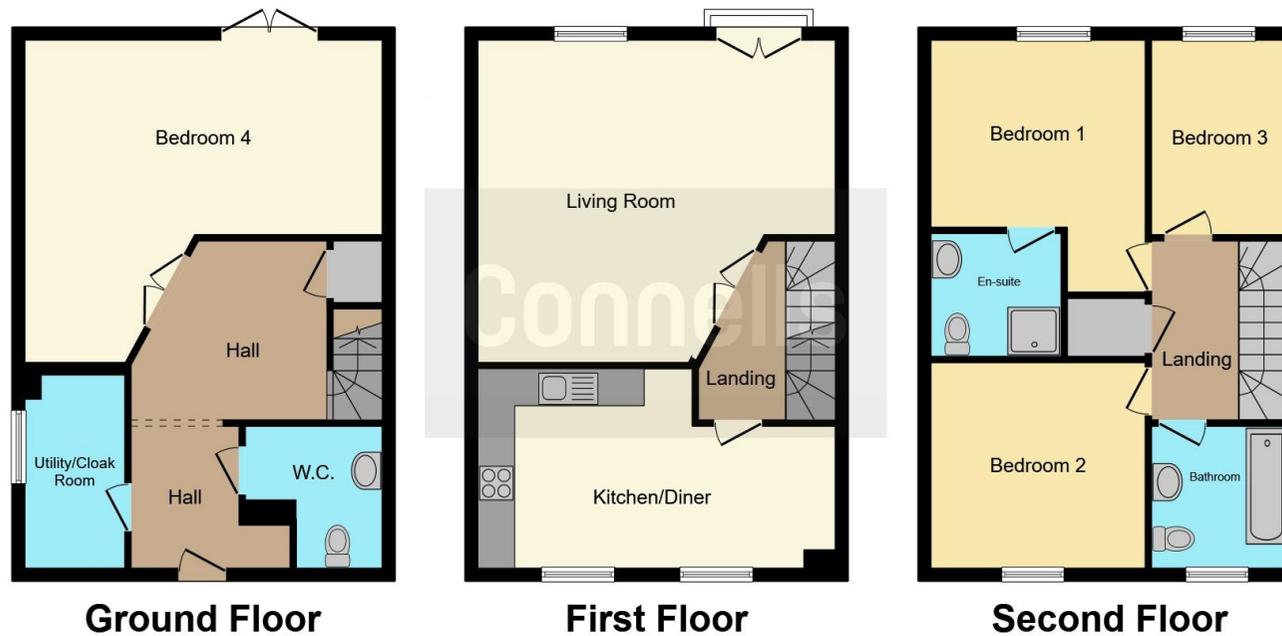
Garage & Parking

The property benefits from shared off-road parking and a single garage located to the rear—ideal for secure parking, storage or hobby use.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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