



## 20 Carrington Road, Leicester, LE5 1PY

- Modern Spacious End-Townhouse
- Flexible, Well Appointed Interior
- Hall, WC, Kitchen, Lounge\Diner
- 3 Main Beds & Playroom or Bed 4
- Separate Bath & Shower Rooms
- Garage, Parking & Private Garden

A well presented, appointed and adapted, three or four bed roomed, end-townhouse offering spacious, gas centrally heated, sealed unit double glazed, flexibly arrangeable accommodation including entrance hall, cloaks\w.c., fitted kitchen, well proportioned lounge\dining room, three main bedrooms, play room or fourth bedroom, bathroom and second floor shower room, together with a single brick built garage, additional off-road parking and a private, lawned rear garden in this convenient and popular east Leicester suburb. EPC D.

**Offers in the region of £190,000**

## GENERAL INFORMATION:

The convenient and sought-after suburb of Hamilton is located to the north-east of Leicester's City centre and is well known for its popularity in terms of convenience for ease of access to the afore-mentioned centre of employment, as well as the market towns of Loughborough, Melton Mowbray, Oakham, Uppingham and Market Harborough, the East Midlands International Airport at Castle Donington, the adjoining Charnwood Forest with its many scenic country walks and golf courses, and Leicester's Ring Road which links Hamilton to Junction 21 of the M1\M69 motorway network for travel north, south and west, and the adjoining Fosse Park and Meridian shopping, entertainment, retail and business centres.

Hamilton also offers a fine range of local amenities including a 'Tesco' superstore shopping centre, shopping for other day-to-day needs, a wide variety of recreational amenities including eighteen hole golf courses at the Scraftoft and Humberstone Heights Golf Clubs, schooling for all ages (including the new Gateway College) and regular bus services to the Leicester City centre.

## GENERAL DESCRIPTION:

This modern, spacious, end-townhouse has been adapted to create flexibly arrangeable, family sized accommodation briefly comprising entrance hall, cloaks\w.c., fitted kitchen and a well proportioned lounge\dining room to the ground floor. On the first floor are two bedrooms, a family bathroom and a play room or Bedroom 4, together with the master bedroom and a shower room on the second floor. The property also benefits from a private, lawned rear garden, a single brick built garage and additional off-road parking.

Ideal for family occupation, the well presented and appointed, gas centrally heated, sealed unit double glazed accommodation is arranged over three floors, as described below:-

## DETAILED ACCOMMODATION

### ON THE GROUND FLOOR:

Stepped approach to:

#### CANOPY PORCH

With UPVC framed and panelled front entrance door having sealed unit double glazed decorative inset panel providing access to:

#### ENTRANCE HALL

With central heating radiator, central heating thermostat, coved ceiling with light fitting and smoke alarm and staircase rising off to first floor. The entrance hall has a built-in cloaks cupboard and access to:

#### FITTED CLOAKROOM

With two-piece white suite comprising low flush w.c. and wash hand basin inset to vanity unit with tiled splashback and double cupboard below. Also with tiled floor, central heating radiator, ceiling light fitting and sealed unit double obscure glazed window.

#### FITTED KITCHEN (FRONT)

12'0 x 6`2 (3.66m x 0.15m)

With units and equipment including one-and-a-half bowl stainless steel sink and drainer unit with hot and cold mixer tap inset to L-shaped rolled edge worktop with range of drawers, cupboards, plumbing for automatic washing machine, space for refrigerator and space for freezer all under and tiled splashbacks over. Integrated appliances including split-level cooker comprising built-under Indesit single oven with four-plate gas hob and cooker hood over inset to a range of two double and four single wall cupboards (one of which houses the wall-mounted 'Potterton' gas fired central heating boiler also supplying domestic hot water). Also with ceramic tiled floor, triple wall cupboard, central heating radiator, sealed unit double glazed window fitted with roller blind and three triple spotlight clusters.



### **LOUNGE\ DINING ROOM (REAR)**

12'11 max. x 17'8 max. (3.94m max. x 5.38m max.)

(into bay), with laminate floor covering, fitted electric coal effect fire to modern feature fireplace surround having inset shelving and book shelving over, central heating radiator, t.v. and telephone points, coved ceiling with four light fittings and sealed unit double glazed square bay picture windows fitted with venetian blinds and intervening twin sealed unit double glazed French doors opening onto rear garden terrace.



## ON THE FIRST FLOOR:

STAIRCASE AND LANDING with laminate wood effect floor covering, central heating radiator and ceiling light fitting, leads to:

### BEDROOM 2 (REAR)

13'0 x 10'6 max. (3.96m x 3.20m max.)

With sealed unit double glazed rear window with blind, laminate wood effect floor covering, ceiling light fitting and central heating radiator.



## FAMILY BATHROOM

6'3 x 6'3 max. (1.91m x 1.91m max.)

With three-piece white suite comprising wash hand basin inset to vanity unit with hot and cold mixer tap, tiled splashback over and double cupboard below, low level w.c. and tiled panelled bath with hot and cold mixer tap incorporating shower attachment, shower curtain and rail. Also with mirrored walling, central heating radiator, electric shaver point, ceiling light fitting, 'Xpel-Air' extractor fan and sealed unit double obscure glazed window.



### BEDROOM 3

Currently sub-divided to provide:

### PLAYROOM OR BEDROOM 4

8'9 x 6'2 (2.67m x 1.88m)

With sealed unit double glazed window to front elevation fitted with venetian blind, laminate wood effect floor covering, central heating radiator and ceiling light fitting. This room has an inner door to:





### BEDROOM 3

6'4 x 9'11 (1.93m x 3.02m)

With laminate wood effect floor covering, central heating radiator, ceiling light fitting and sealed unit double glazed window with blind.



### AGENTS NOTE:

These two rooms could easily be reconvened as a large double bedroom.

### ON THE SECOND FLOOR:

STAIRCASE AND LANDING gives access to:

## MASTER BEDROOM SUITE

Comprising:

### BEDROOM 1 (FRONT)

12'10 x 14'2 (3.91m x 4.32m)

(into dormer), with sealed unit double glazed dormer window fitted with blind, two central heating radiators, t.v. point, ceiling light fitting and roof void access. Door to:



### WALK-IN WARDROBE

With hanging rails, fitted shelving, central heating radiator, ceiling light fitting and shelved airing cupboard off.

### SHOWER ROOM

8'8 x 5'5 (2.64m x 1.65m)

With three-piece white suite comprising wash hand basin inset to vanity unit with three cupboards and shelving under, tiled splashback over, low level w.c. and fully tiled shower enclosure with overhead shower unit, glazed shower door and screen. Also with tiled floor, central heating radiator, towel rail, ceiling light fitting, 'Xpel-Air' extractor fan and sealed unit double glazed 'Velux' roof light.

## OUTSIDE:

The property enjoys a palisaded front garden with shrubbery and a shared pedestrian side entry leads through to:

## PRIVATE REAR GARDEN

With a flagged patio area, lawn, Flowering Cherry Tree and feature fish pond with waterfall effect.



## GARAGE AND PARKING

The property enjoys a SINGLE BRICK BUILT END GARAGE IN A BLOCK OF FIVE, with additional car standing for one vehicle to the fore, set within a vehicular court directly to the rear of the property but approached off Wainwright Avenue. The vehicular court is secure with remote controlled gated access.



## SERVICES:

All mains services are understood to be available. Central heating is gas fired and electric power points are fitted throughout the property which is double glazed with sealed units. There is an annual fee for the maintenance of public greenbelt areas within the Hamilton development. This amounted to approximately £70.00 in 2012. Prospective purchasers should request their own Solicitor to check and confirm these details are correct and whether they apply to this particular property.

## FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in the sales particulars, together with fitted floor coverings, light fittings and blinds, are included in the sale.

## VIEWING:

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

## FLOOR PLANS:

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

## MAKING AN OFFER:

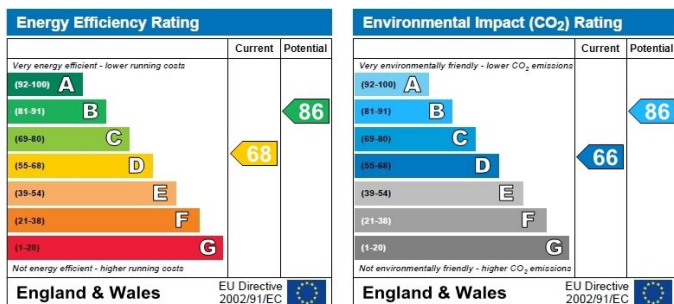
As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money.

If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

## IMPORTANT INFORMATION:

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose. We may not have had sight of legal documentation confirming tenure or other details and any references made are based upon information supplied in good faith by the Vendor.

Please would you contact Moore & York to check the availability of any property and make a viewing appointment via ourselves before embarking on any journey to see a property to avoid disappointment.









## Directions

Proceed out of Leicester in an easterly direction along the A47 Uppingham Road, into Humberstone, and eventually just prior to Humberstone Park on the right hand side, turn left into Humberstone Drive. Continue along Humberstone Drive, carrying straight on into Lower Keyham Lane, and straight on again onto Maidenwell Avenue. Follow Maidenwell Avenue through a series of roundabouts until Wainwright Avenue can be found on the left hand side. Turn left into Wainwright Avenue and then right into Carrington Road where the property can be identified by the agent's 'for sale' board on the right hand side.

## Surveys and Valuations

Moore & York are able to offer a comprehensive Survey and Valuation service of residential property. We undertake all types of valuations including Market Valuations, RICS Homebuyer Survey and Valuation Reports, Valuations for Probate, Capital Tax purposes and Insurance Reinstatement Valuations.

## Contact us on

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