



*Putting great property on the map*

**1 Edgefield Close  
Hamilton  
Leicester  
LE5 1UD**

**£425,000**



Occupying an excellent corner plot with a spacious rear garden, driveway providing plenty of off road parking along with a detached double garage, this modern five bedroom, three storey family home is sure to generate plenty of interest.

Offered for sale with the benefit of no onward chain, an early viewing is recommended to avoid missing out on this fantastic property.

## Entrance hall

A spacious entrance hall with stairs to the first floor with storage cupboard under.

## Lounge 6.7m x 3.5m (22'0" x 11'6")

A large reception room with a window to the front and French doors to the rear garden, attractive gas fire.

## Dining room 3.13m x 3.05m (10'3" x 10'0")

An excellent dining room, study or additional sitting room with a window to the front.

## Breakfast kitchen 4.03m x 3.32m (13'3" x 10'11")

With a number of base and wall mounted units, electric double oven with gas hob and extractor over, integrated dishwasher, plumbing for washing machine, integrated fridge freezer, stainless steel sink and drainer, tiled splash backs, window to the rear.

## Utility room 1.79m x 1.69m (5'10" x 5'7")

With a window and door to the rear, space

for tumble dryer, wall mounted Worcester boiler, sink and drainer, tiled splash backs.

## Cloaks/WC

Window to the side, WC and wash hand basin.

## First floor landing

Port hole window to the front and stairs to the first floor, airing cupboard.

## Bedroom one 4.04m x 2.85m + (13'3" x 9'4" +)

A spacious master bedroom with a dressing area to the rear with fitted wardrobes, further wardrobes, cupboards and a dressing table within the bedroom, windows to the front and rear.

## En suite

Window to the rear, shower cubicle, wash hand basin, WC.

## Bedroom two 3.35m x 3.03m (11'0" x 9'8")

Another double bedroom with a window to the rear, fitted wardrobes.

## Bedroom five 3.01m x 2.67m (9'11" x 8'9")

Window to the front.

## Family bathroom 2.83m x 2.51m (9'3" x 8'3")

Four piece suite comprising panelled bath, separate shower cubicle, WC, wash hand basin, window to the rear.

## Second floor landing

Window to the front, loft access.

## Bedroom three 6.85m x 3.01m (22'6" x 9'11")

Window to the front, fitted wardrobes, dressing table.

## Bedroom four 6.84m x 3.54m (22'5" x 11'7")

Yet another double bedroom with a window to the front.

## En suite

En suite to bedrooms three and four, there's a Velux window to the rear, shower cubicle, WC and a wash hand basin.

## Outside

The property occupies an excellent corner

plot with a garden to the front, driveway providing plenty of parking, detached double garage and a large rear garden with patio and lawn.

**Double garage 5.56mx 5.11m (18'3" 16'9")**

Two up and over doors to the front, power and light.

### Agents notes

**CONSUMER PROTECTION LEGISLATION** - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification.

### Tenure

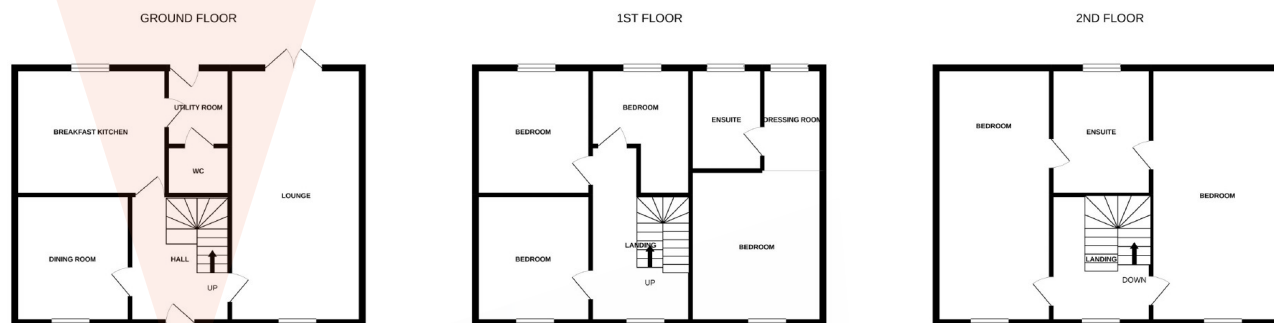
The property is being sold freehold with Vacant Possession upon completion.

**FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price.

**SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

### Anti money laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



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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