



## Hamilton Circle

Hamilton, Leicester, Leicestershire, LE5  
1UT

**Guide Price £340,000**

Kings are delighted to present this BEAUTIFUL 5 bedroom FAMILY HOME in the very sought after area of HAMILTON. Offering extended kitchen, large living space and additional study, viewing is highly advised. In close proximity to lots of local amenities including great schools, shops/businesses and many different places of worship.

CALL KINGS TODAY



# Property Features

- BEAUTIFUL FAMILY HOME
- In Close Proximity To Local Amenities
- SOUGHT AFTER LOCATION
- 5 Bedrooms
- NO CHAIN
- 3 Bathrooms
- EXTENDED KITCHEN
- Rear Garden
- Great City Centre Access
- CALL KINGS NOW

## Full Description

Kings are delighted to present this BEAUTIFUL 5 bedroom FAMILY HOME in the very sought after area of HAMILTON.

Offering extended kitchen with integrated appliances and breakfast bar, large living space, additional study on the ground floor, air conditioning on all three floors, luxury ensuite bathroom and much more. VIEWING IS HIGHLY ADVISED

In close proximity to lots of local amenities including great schools such as Kestrels' Mead Primary Academy, Kestrels' Field Primary School Junior Annexe and Orchard Mead ACADEMY, shops/businesses including Sainsburys local, Tesco Hamilton Superstore and petrol station, many different places of worship and easy city centre access with great transport links.

CALL KINGS NOW

### LIVING ROOM

16' 11" x 12' 10" (5.18m x 3.93m)

Double wooden doors leading into living room with wood effect laminate laid to floor, ceiling light, radiator fitted to wall, open doorway leading into kitchen and UPVC double glazed window.

### KITCHEN

20' 5" x 20' 0" (6.24m x 6.12m)

Wooden door leading into kitchen with 16 inset ceiling lights as well as two hanging ceiling lights, radiator fitted to wall, gully fitted solid oak units with granite worktops, integrated gas cooker with 4 hob gas stove and matching extractor fan, integrated dishwasher, open doorway into living room, breakfast bar, 2 UPVC double glazed windows, 2 Velux ceiling windows and UPVC double glazed French style patio doors leading out into rear garden.

### STUDY

9' 11" x 8' 0" (3.04m x 2.45m)

Wooden door leading into study with wood effect laminate laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.

### W/C

4' 3" x 4' 2" (1.32m x 1.29m)

Wooden door leading into W/C with wood effect laminate laid to floor, ceiling light, radiator fitted to wall,



hand wash basin and W/C.

### **BEDROOM 1**

*19' 6" x 16' 11" (5.95m x 5.18m)*

Wooden door leading into master bedroom with carpet laid to floor, ceiling light, air conditioning unit fitted to wall, built in wooden wardrobes, wooden door leading into ensuite bathroom, 2 UPVC double glazed windows and UPVC French style balcony doors with a black metal safety fence on the outside.

### **ENSUITE**

*9' 10" x 7' 9" (3.01m x 2.37m)*

Wooden door leading into luxury ensuite bathroom with marble tiles laid to floor, walls fully tiled, underfloor heating, 6 inset ceiling lights, radiator fitted to wall, jacuzzi corner bath, power shower with glass screen, hand wash basin and W/C and UPVC double glazed window.

### **BEDROOM 2**

*8' 8" x 7' 1" (2.66m x 2.18m)*

Wooden door leading into bedroom 2 with carpet laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.

### **BEDROOM 3**

*13' 8" x 11' 6" (4.18m x 3.51m)*

Wooden door leading into bedroom 3 with carpet laid to floor, ceiling light, radiator fitted to wall, wooden door leading into ensuite bathroom and UPVC double glazed window.



## ENSUITE

6' 3" x 5' 9" (1.91m x 1.76m)

Wooden door leading into ensuite bathroom with wood effect laminate laid to floor, walls half tiled, ceiling light, radiator fitted to wall, shower fitted to wall with glass shower door, hand wash basin, W/C and UPVC double glazed window.

## BEDROOM 4

11' 5" x 9' 3" (3.49m x 2.82m)

Wooden door leading into bedroom 4 with carpet laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.

## BEDROOM 5

8' 9" x 8' 3" (2.69m x 2.53m)

Wooden door leading into bedroom 5 with carpet laid to floor, ceiling light, radiator fitted to wall and UPVC double glazed window.

## BATHROOM

7' 6" x 7' 1" (2.29m x 2.17m)

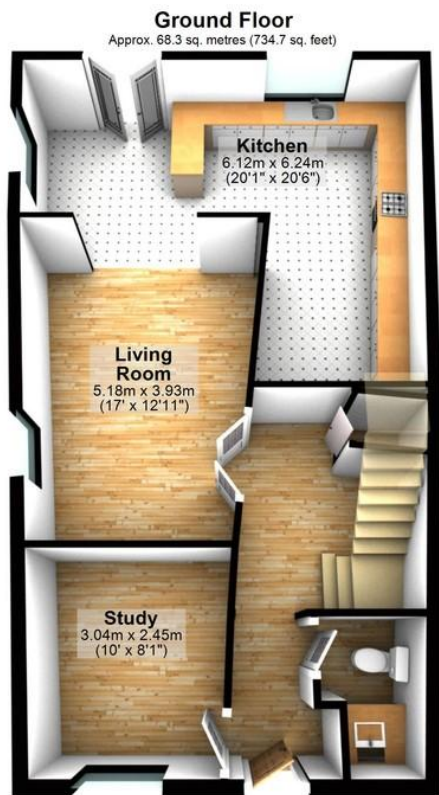
Wooden door leading into family bathroom with wooden effect laminate laid to floor, ceiling light, radiator fitted to wall, plastic panel bath tub with shower from tap, hand wash basin, W/C and UPVC double glazed window.

## OUTSIDE

To the front of the property there is steps leading up to the front door with a black wrought iron fence separating the front of the property from the footpath. To the rear of the property there is a fully enclosed rear

garden with steps leading down to lawn and blocked paving area outside the patio doors. Single garage to rear of property with additional two parking spaces outside the enclosed garden and one parking space within the garden.





Total area: approx. 160.3 sq. metres (1725.9 sq. feet)

#### Further information:

Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### OFFER CHECKLIST

- Proof of ID
- Proof of Address
- Bank Statement/proof of funds
- Solicitors contact details
- Letter to Confirm Offer

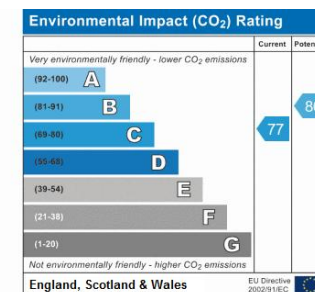
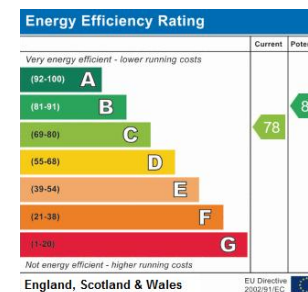
A Finders Fee may be payable.

**Tenure:** Freehold

**Local Authority:**

**Council Tax Band:** Band D

**Viewings:** By appointment only



Address:  
Hamilton Circle, Hamilton, LE5 1UT



297 Uppingham Road,  
Leicester, Leicestershire,  
LE5 4DG

www.kingsstateuk.com  
info@kingsstateuk.com  
0116 352 7012

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

