



Saxthorpe Road, Hamilton
Leicester, Leicestershire, LE5 1PT

NEWTONFALLOWELL  **FLAGSHIP**

Saxthorpe Road, Hamilton
Leicester, Leicestershire, LE5 1PT
£460,000

A SUPERBLY PRESENTED AND MODERNISED FIVE BEDROOM DETACHED EXECUTIVE FAMILY HOME LOCATED ON A QUIET AND SPACIOUS CORNER PLOT WITHIN THE HAMILTON AREA OF LEICESTER LE5: Newton Fallowell Oadby are delighted to offer For Sale a property offering light, spacious and well proportioned accommodation throughout providing a perfect family home close to many local schools, shops, amenities and recreational spaces and having excellent road links into the city and surrounding villages. The accommodation briefly comprises of a hallway entrance with fabulous modern kitchen/diner, utility, w/c and lounge to the ground floor. The first floor provides a master bedroom with en-suite, two further bedrooms and family bathroom. The second floor offers two double bedrooms with Jack & Jill en-suite shower room. Outside there is a detached double garage with driveway along with rear garden having a timber framed summer house. Call Newton Fallowell Oadby for FREE No Sale No Fee Sales Valuations.

Accommodation



Hallway

Hallway entrance with laminate flooring, stairs to first floor, spot lights to ceiling, doors through to lounge and kitchen, understairs cloakroom storage.

Lounge

22'4" x 11'6" (6.83 x 3.52)

Delightfully presented and spacious reception room having hardwood flooring, double glazed window to the front aspect, French doors to the rear leading into the garden, spot lights to ceiling, two central heating radiators and gas fireplace with hearth surround.

Kitchen/Dining Room

22'4" x 13'2" (6.83 x 4.02)

A wonderfully modernised and spacious kitchen with tastefully chosen fixtures and fittings including integrated dishwasher, fridge, freezer, sink and drainer unit, ample storage throughout, kitchen island with induction hob, downdraft extractor built into the worktop, fitted dining table with seating for 8, laminate flooring, double glazed window to the front aspect, french doors leading into the garden to the rear, door through to utility room and two central heating radiators.

Utility Room

5'6" x 5'5" (1.70 x 1.66)

Fitted utility room with worktop, fitted units, integrated washing machine, laminate flooring, central heating radiator, door to the rear and door into the w/c.

W/C

Laminate flooring, central heating radiator, corner wash hand basin with tiled splash back and low level flush w/c.

First Floor Landing

Spacious landing area with window to the front aspect, carpet flooring and doors through to all bedrooms and bathroom with airing cupboard storage.

Bedroom One

22'5" x 11'6" (6.85 x 3.52)

Nicely presented first floor double bedroom with built in double wardrobes, door through to en-suite, windows to the front and rear aspects, laminate flooring and central heating radiator.

En-Suite

En-suite shower room having low level flush w/c, pedestal wash hand basin, walk in shower, tiled floor and part tiled walls, window to rear aspect, central heating radiator and extractor fan.

Bedroom Two

20'4" x 11'6" (6.22 x 3.53)

Fitted double bedroom on the second floor having ample built in wardrobe space, window to the front aspect, laminate flooring, central heating radiator and door through to Jack & Jill shower room.

Bedroom Three

20'4" x 9'9" (6.22 x 2.98)

Second floor double bedroom with window to the front aspect, fitted double wardrobes, laminate flooring, central heating radiator and door to Jack & Jill shower room.

Bedroom Four

13'3" x 9'8" (4.04 x 2.96)

First floor double bedroom having built in double wardrobes, window to rear aspect overlooking the garden, central heating radiator and laminate flooring.

Bedroom Five

9'8" x 8'8" (2.96 x 2.66)

First floor bedroom currently used a dressing room with built in double wardrobes, laminate flooring, window to front aspect and central heating radiator.



Bathroom

Fitted first floor bathroom suite having walk in shower, bath, pedestal wash hand basin, low level flush w/c, window to rear aspect, tiled floor and part tiled walls, spot lights to ceiling, heated towel rail and extractor fan.

Jack & Jill Shower Room

Second floor shower room with doors from both bedrooms, tiled flooring and part tiled walls, skylight window, walk in shower, low level flush w/c, vanity unit wash hand basin, extractor fan, central heating radiator.

Detached Double Garage

Detached double garage with two up and over doors, side door into the rear garden, lighting and power sockets.

Outside

The property is set back offering a feeling a space with a front lawn area, rear gate leading into the garden having paved and decking areas with lawn, fence boundaries, mature shrub borders and timber framed summer house having power sockets and lighting.

Tenure

We have been advised by the vendor that the property is to be sold freehold with vacant possession upon completion.

Council Tax Information

Leicester City Council - Tax Band F. Please be advised that when a property is sold or extended, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only. Please contact one of our sales experts at our Oadby office or via email.

Thinking Of Selling? FREE Sales Valuations

If you are thinking of selling your home Newton Fallowell provide FREE NO SALE NO FEE valuations for both sales and rentals, contact our senior sales valuer to arrange an appointment.





Money Laundering Regulations

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

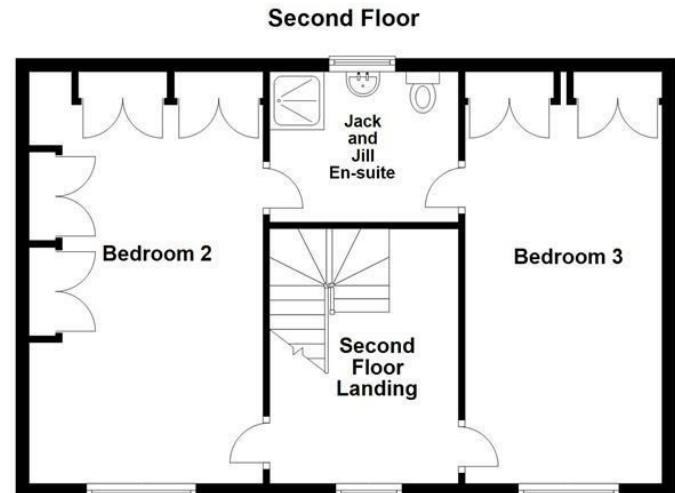
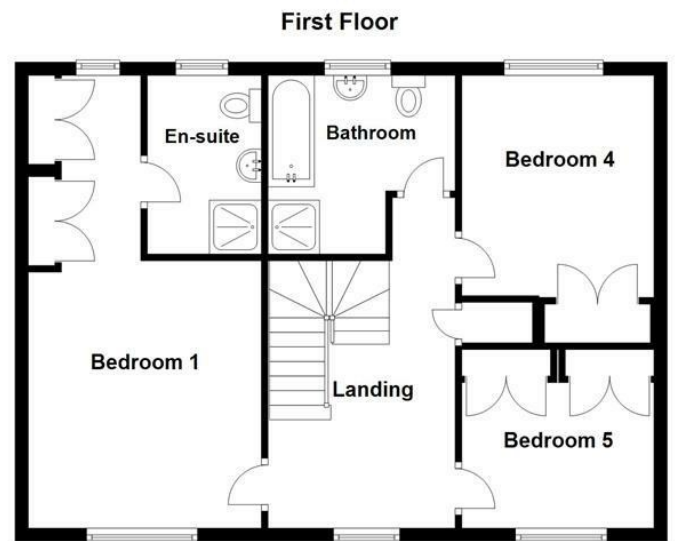
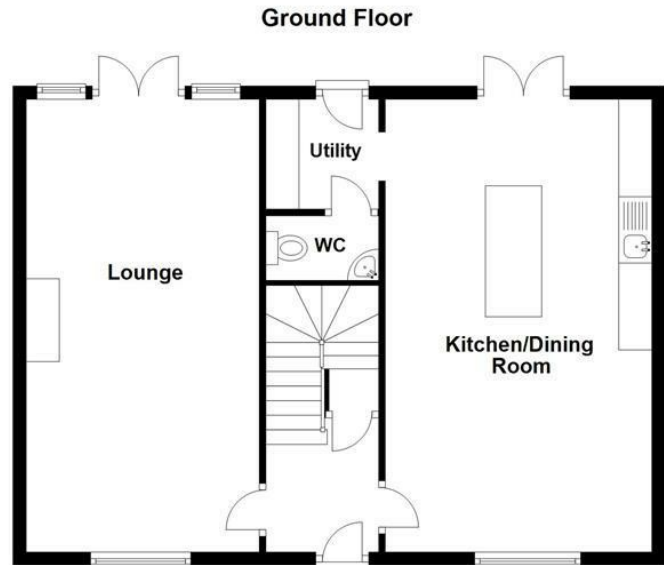
Agents Notes

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

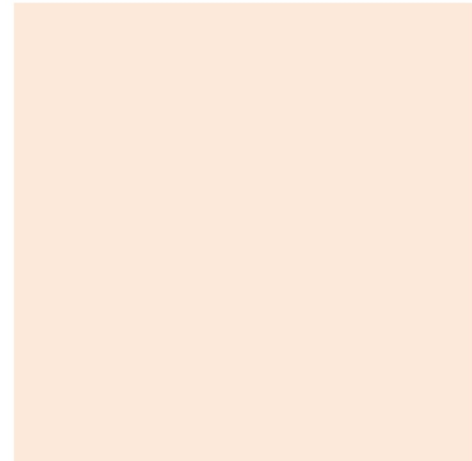




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.



**NEWTON
FALLOWELL**
FLAGSHIP

t: 01163660990
e: oadby@newtonfallowell.co.uk
www.newtonfallowell.co.uk

