

54 HAMILTON CIRCLE

HAMILTON, LEICESTER

JAMES
SELICKS



SALES LETTINGS SURVEYS MORTGAGES



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54 Hamilton Circle

Hamilton, Leicester LE5 1UT

A superb, remodelled and extended end townhouse offering spacious and flexible family accommodation over three floors, located within this popular northern Leicester suburb.

Entrance hall | refitted cloakroom | study | sitting room | extended living kitchen | two first floor bedrooms | en-suite | three second floor bedrooms | en-suite | bathroom | small front forecourt | single garage | additional gated rear car standing | small lawned rear garden | playhouse | no chain involved | EPC - C

LOCATION

Hamilton is ideally located off the outer ring road, to the east of Leicester city, conveniently located for access to the M1/M69 Motorway networks via the A46 Western bypass. A large Tesco superstore and further amenities can be found along Sandhills Avenue including a Sainsburys, Indian restaurant and takeaway and convenience store.

ACCOMMODATION

The property is entered via a double glazed front door into an entrance hall housing the stairs to the first floor with storage cupboard beneath and a refitted cloakroom with enclosed WC, Belfast sink with flexible mixer tap over. The study has a uPVC double glazed window to the front. The sitting room has a uPVC double glazed window to the side. The extended living kitchen has a good range of eye and base units and drawers with granite preparation surfaces, breakfast bar, Neff double oven with four-ring gas hob with stainless steel canopy extractor, integrated dishwasher and microwave, ceramic one and a quarter bowl sink with hot mixer tap above, porcelain tiled flooring, two uPVC double glazed windows and double doors to the rear and side and further Velux rooflights.

To the first floor a landing houses the stairs to the second floor and gives access to the master bedroom, having built-in wardrobes with part mirrored fronts, a uPVC double glazed window to the side, double doors to a Juliet balcony and an en-suite providing a white four piece suite comprising a low flush WC, a trough sink with drawers under, an oval Spa bath and a double shower cubicle with fixed and flexible shower heads, a contemporary hi-line radiator, fully tiled walls and flooring and a uPVC double glazed window to the front. Bedroom two has a uPVC double glazed window to the front. To the second floor a landing houses the airing cupboard and gives access to bedroom three, having a uPVC double glazed window to the rear and an en-suite providing a white three piece suite comprising a low flush WC, a pedestal wash hand basin and a shower cubicle, uPVC double glazed window to the side. Bedroom four has a uPVC double glazed window to the rear. Bedroom five has a uPVC double glazed window to the front. The family bathroom has a white three piece suite comprising low flush WC, pedestal wash hand basin and panelled bath with shower over, uPVC double glazed window to the front.

OUTSIDE

To the front of the property is a small forecourt. To the rear is a block paved patio with a covered side area and small lawned gardens with an elevated children's playhouse. Steps lead down to a block paved driveway behind an electric gate providing secure parking and access to a single garage with electrically operated door.

DIRECTIONAL NOTE

Proceed out of Leicester via the Melton Road, bearing left at the traffic light complex into Troon Way and crossing the next roundabout into Thurmaston Lane/ Take the second exit at the roundabout onto Sandhills Avenue. Upon approaching Hamilton Circle, the property is located on the corner of Pickhill Road.

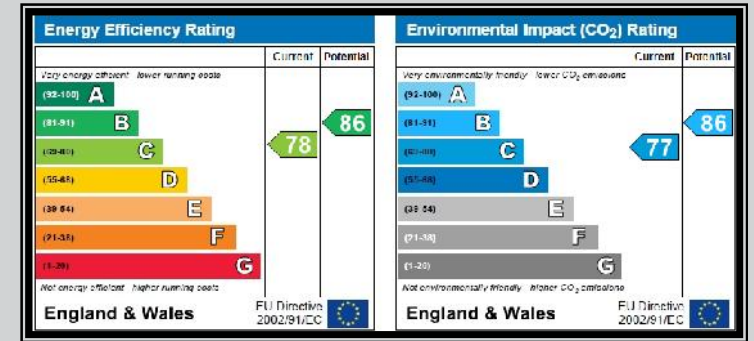
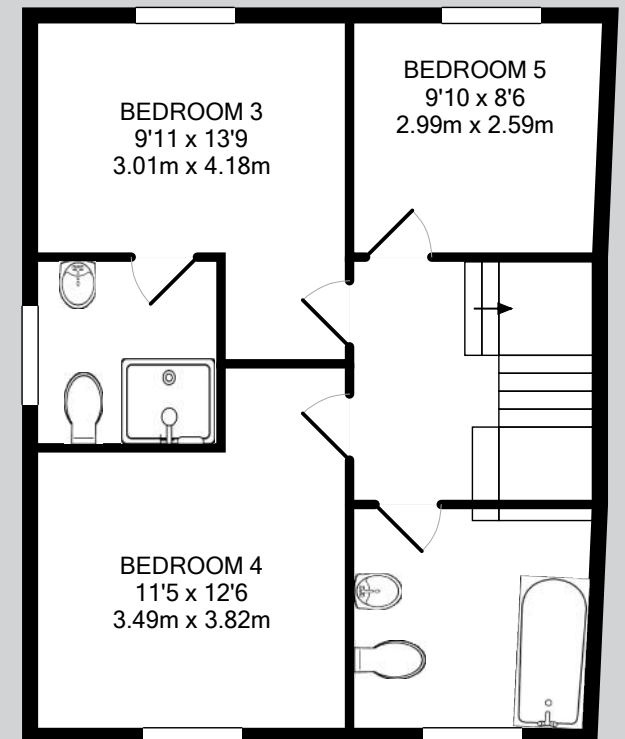
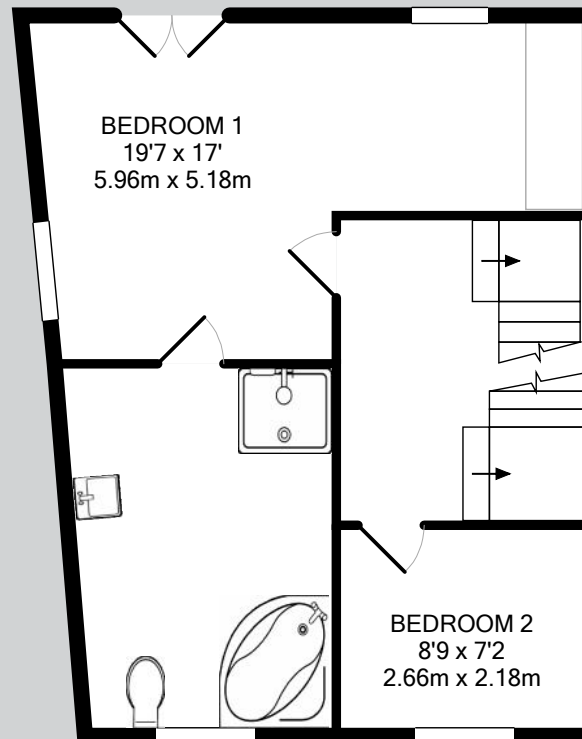
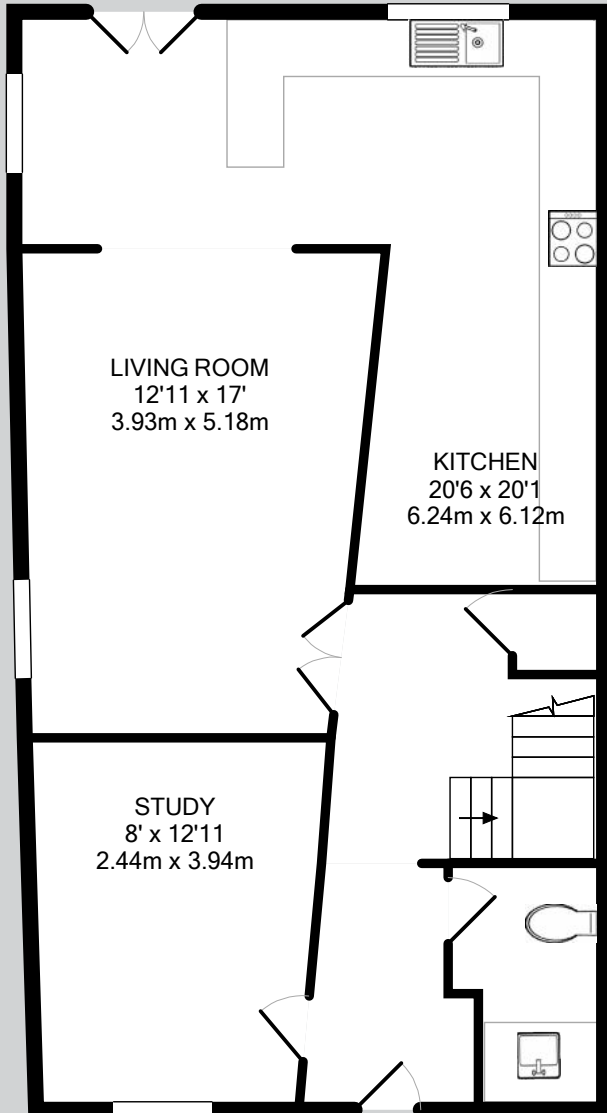




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Total Approximate Gross Internal Floor Area = 1539 SQ FT / 143 SQ M

Measurements are approximate. Not to scale. For illustrative purposes only.





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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.