

Husthwaite Lane
Hamilton, Leicester, LE5

Asking Price: £325,000





- Available to Move into April -25
- New Build Property
- Three Bedroom Semi-Detached
- Two Bathrooms
- One Downstairs WC
- Off-Street Parking for two Cars
- Village Location
- Rear Hard Landscaped Gardens
- Perfect Family Home
- Near Renowned Local Schooling

In a wonderfully quiet and popular residential village is this delightful modern semi-detached property that enjoys fabulous views over neighbouring countryside, ideal for young families looking for a more relaxed rural lifestyle and with Thomas Anderson bespoke shutters fitted throughout



In a wonderfully quiet and popular residential village is this delightful modern semi-detached property that enjoys fabulous views over neighbouring countryside, ideal for young families looking for a more relaxed rural lifestyle. With the benefit of an contemporary kitchen and a large living/dining room, the bright accommodation includes three double bedrooms, one of which has an en suite and a dressing area, off-road parking and an easy-to-maintain garden, there are plenty of green spaces within a short distance, including Hamilton Park.

The property is approached via a short private driveway from which a paved path and steps lead up to the part-glazed front door with a portico above. The entrance hall has a lovely welcoming feel with the stairs to the first floor on the left. The downstairs cloakroom is part-tiled with a low-level WC and a wash hand basin with a cupboard below. From the hall is the elegant sitting/dining room which offers a light and spacious living space with ample room for seating and a dining table. There are also glazed doors leading out into the rear garden.

The impressive fully-fitted kitchen has a range of contemporary wall, base and drawer units with composite work surfaces, upstands and tiled walls above. There is an integrated brand one year old oven with a gas hob and extractor hood above. The single drainer sink has a mixer tap and there is space for a fridge/freezer and a washing machine.

Stairs from the hall take you upstairs to the first-floor landing, which gives you access to the loft space, airing cupboard, three double and the family bathroom. The principal bedroom has access to an en suite shower room, which is fully tiled with a low-level WC, a pedestal wash hand basin and a corner shower cubicle with twin curved sliding doors, and there is a dressing area.

The stylish fully tiled family bathroom has a white suite comprising a panelled bath with a mixer tap, shower over and glass shower screen, a pedestal wash hand basin and a low-level WC.

To the side of the property is the private tarmac driveway, which gives you off-road parking for two cars. Adjacent is the paved path and steps to the front of the property. At the rear is an easy-to-maintain paved garden, which is bordered by wood fence panels and offers lots of space for growing an abundance of plants in an array of pots, with an access gate at the end.








Oliver Rayns
 106 Queens Road
 Clarendon Park, Leicester, LE2 3FL
 T: 01162 960 940
 E: info@oliverrayns.com
www.oliverrayns.com

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | 91 |
| (81-91) B | | |
| (69-80) C | 78 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |

