

Laverton Road Hamilton, Leicester

Offers Over: £425,000



Oliver Rayns
ESTATE AGENTS



- Four Double Bedroom Detached Home Built by Redrow
- Fitted Wardrobes in Every Room
- Principal Bedroom with Ensuite Shower Room
- Open Plan Kitchen/Diner with Integrated Appliances and French Doors to Garden
- Separate Lounge to the Front of the Home
- Integral Garage with Block Paved Driveway
- Utility Room and Ground Floor Cloakroom
- Contemporary Family Bathroom
- Enclosed Rear Garden with Patio and Lawn
- Close to Local Shops, Schools and Transport Links



A well-presented four double-bedroom detached home in the popular Hamilton area of Leicester, offering an open-plan kitchen diner, separate lounge, integral garage and an enclosed rear garden.

Positioned within the popular Hamilton development on the northeastern edge of the city, this modern four-bedroom detached home, built by Redrow, offers an open-plan kitchen diner, a separate lounge and an integral garage.

The property sits behind a smart block paved driveway, its cream render and red brick elevations topped with a gabled roofline that gives real kerb appeal. A sage green up-and-over garage door is matched by the front door of the same colour, with crisp white UPVC windows throughout. A small lawned border with mature shrub planting softens the approach, and there's off-road parking for two or three cars ahead of the integral garage.

Inside, the lounge sits to the front of the home and is a good size, with a window over the driveway and street beyond drawing in plenty of natural light. At the back of the ground floor, the kitchen diner runs to nearly eighteen feet and is fitted with sleek white gloss units under dark worktops. The kitchen comes fully equipped with integrated appliances, including a dishwasher, oven, hob and fridge freezer, and French doors open from here onto the garden, so the kitchen table doubles as the natural hub for family life and entertaining alike. A separate utility room takes the laundry out of the kitchen, and there's a ground floor cloakroom for guests, both genuinely useful additions in a family home.

Upstairs, all four bedrooms are doubles, each fitted with wardrobes, arranged around a central landing. The principal bedroom benefits from its own ensuite shower room, while the remaining three share a contemporary family bathroom fitted with a bath, separate shower and part-tiled walls. One of the smaller bedrooms currently does duty as a home office, showing how easily the layout adapts to working from home.

Outside, the rear garden is fully enclosed and laid mainly to lawn, with a paved patio area that's ideal for outdoor furniture and warm-weather entertaining. It's a private, manageable space that asks little in the way of upkeep.

Hamilton has become one of Leicester's more popular family suburbs, and Laverton Road sits within easy reach of everyday amenities including Tesco Extra, Aldi and the shops and cafés around Hamilton Shopping Centre on Sandhills Avenue, along with local pubs such as The White Horse. Families are well served by Humberstone Junior School and Humberstone Infant Academy, along with St Joseph's Catholic Academy, with Orchard Mead Academy available for secondary schooling. For green space, Hamilton Park is close by, with Watermead Country Park and Bradgate Park both within easy reach for walking and cycling. The A563 ring road gives quick access to the A47 and the M1, with regular bus services into Leicester city centre for those who prefer not to drive.



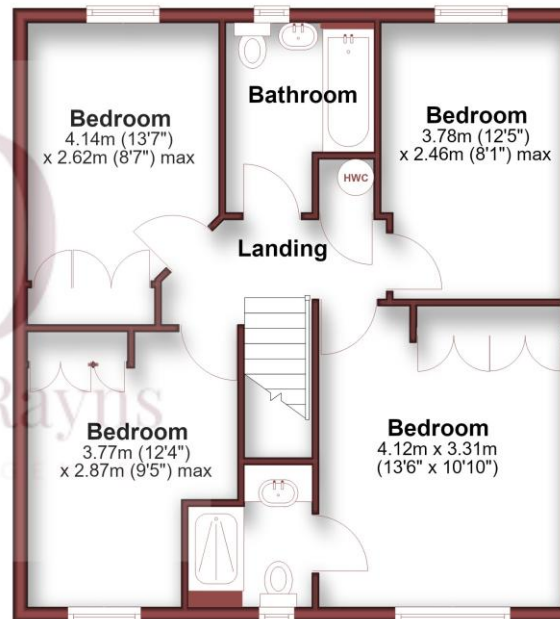
Ground Floor

Approx. 60.2 sq. metres (648.0 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



Total area: approx. 118.7 sq. metres (1277.4 sq. feet)

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 errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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