



Larkspur Close, Hamilton Leicester LE5 1UE

welcome to

Larkspur Close, Hamilton Leicester

Located in a tucked-away position within Hamilton's original development, this spacious four-bedroom detached home offers generous family living throughout. Boasting a large conservatory, en-suite to the principal bedroom, double garage, driveway and a tiered rear garden.

Entrance Porch

Entrance Hall

W C

Window to the side, WC, hand wash basin and radiator.

Study

Window to the front, radiator and carpeted.

Lounge

Two windows to the front, wooden flooring and two radiators.

Dining Room

Patio door to the rear, wooden flooring and radiator.

Kitchen

Fitted kitchen comprising of wall and base units with work surfaces over, breakfast barm integrated oven and hob. Window to the rear.

Utility Room

Wall and base units with work surfaces over. Door to the rear.

Conservatory

Patio doors to the rear and french doors to the side.

First Floor Landing

Window to the side, radiator and loft access.

Bedroom One

Window to the front, fitted wardrobes and radiator.

En-Suite

Window to the side, shower cubicle, WC, hand wash basin and radiator.

Bedroom Two

Window to the rear and radiator.

Bedroom Three

Window to the rear and radiator.

Bedroom Four

Window to the front, fitted wardrobes and radiator.

Bathroom

Window to the rear, bath with shower over, WC, hand wash basin and radiator.

Double Garage Front & Rear Of Property

To the front of the property is a driveway and access to a double garage. To the rear of the property is a tiered garden with a pond and water feature, offering a variety of seating and entertaining areas.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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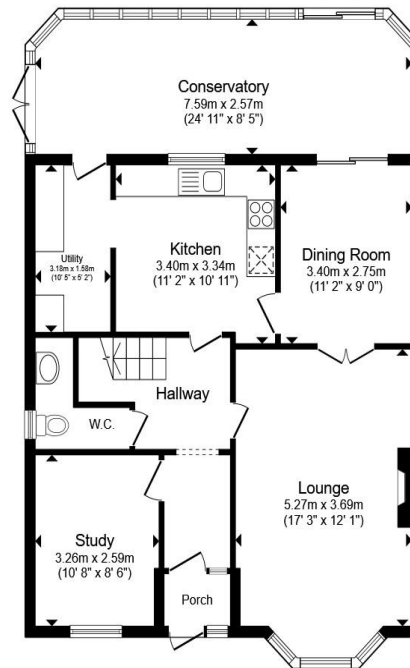
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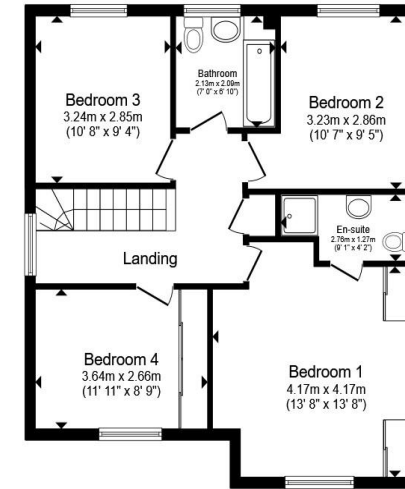
- Four Bedroom
- Detached
- Detached Double Garage
- En-suite
- Desirable First Phase Hamilton

Tenure: Freehold EPC Rating: Awaiting
Council Tax Band: E

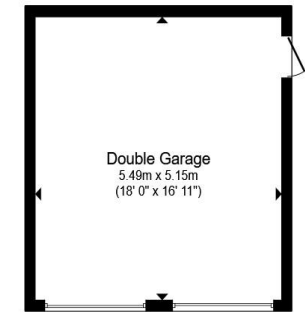
offers over
£400,000



Ground Floor



First Floor



Garage

Total floor area 164.5 m² (1,770 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LHS120926 - 0004

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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