



Affitto Estate Agents proudly present to the market this stunning THREE BEDROOM, terraced family home, situated in a highly-desired area of Hamilton in Leicester.

Upon entrance to this property, there is a spacious hallway which leads onto small downstairs W/C, a family lounge, a spacious fitted kitchen, and a dining room.

The family lounge is of a large size and has the capacity to store all required furniture items throughout. This area is finished with soft carpets adding a homely feel to this property.

A spacious kitchen/diner is also made available and offers up ample storage capacity via stylish fitted wall and base units as well as a sizeable worktop surface. Following on from the kitchen is a small utility room which provides access to the large garden and also the garage.

There are three good-sized bedrooms. All provide enough space for necessary furniture. There is a family bathroom on this floor which comprises of a full-size bath tub with shower attachment, a W/C and a hand wash basin.

Located at the rear of the property, there is a paved and turfed garden which proves to offer up a warm and inviting atmosphere to this property.

Parking is available via a dedicated driveway which is located in front of a single garage.

Celandine Road is located ideally within Hamilton and is close to all local shops and supermarkets as well as being easily accessible via public transport links.

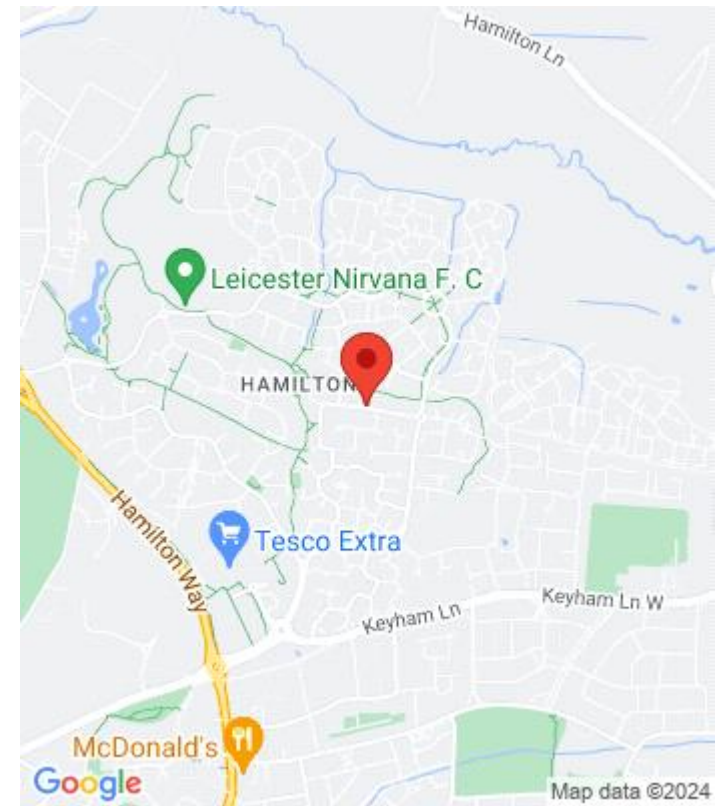
Viewing is highly recommended on this stunning family home, so contact us today!

Deposit: £1,384.61

Holding Deposit: £276.92



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			84
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.