



Affitto proudly presents to the market this stunning THREE-BEDROOM SEMI-DETACHED HOUSE with GARAGE situated in a highly-desired area of Hamilton, Leicester.

Upon entering the property, you step into an entrance hallway providing access to the stairway and principle ground floor rooms.

Next up is a spacious kitchen/dining area which incorporates wall shelving and base units proving ample storage.

Through the entrance hall, you will also get access to the spacious lounge that is very bright and airy and provides a warming atmosphere to the property. This room also provides access to the garden.

On the ground floor, there is also a separate W/C.

On the first floor, the landing provides access to three bedrooms and the family bathroom, all bedrooms are of a good double size.

The master bedroom benefits from having a separate en-suite bathroom which incorporates a full-length shower cubicle, a W/C and a hand wash basin.

The main family bathroom is of a decent size and includes a full-size bathtub, a W/C and a hand wash basin.

To the rear of this property, there is a garden that finishes off this property extremely well. This area is very private and enclosed and is a great space to have available.

Also included with this property is a large garage for off-road parking availability and storage. There is also ample space for parking off-road in front of the garage itself.

Kepwick Road is ideally located for working professionals and families as all local amenities are close by and there are excellent transport links in and around the City of Leicester.

Viewing is highly recommended on this stunning family home, [CONTACT US TODAY!](#)

Council Tax Band: C

Deposit: £1,384.61

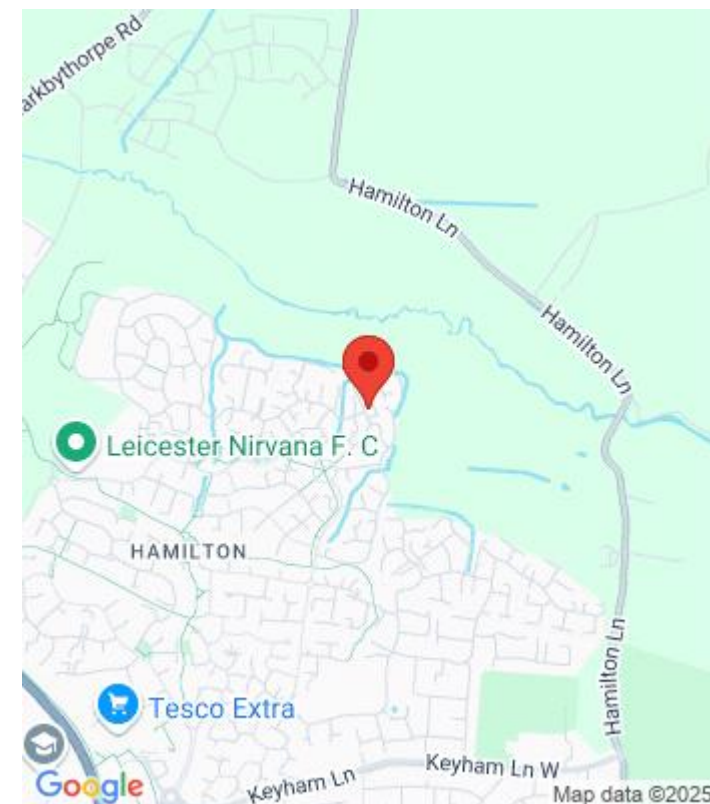
Holding Deposit: £276.92

Parking options: Off Street

Garden details: Private Garden



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		90
(69-80) C	76	
(55-68) D		
(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.