



**3 Wainwright Avenue, Hamilton, Leicester,
Leicestershire, LE5 1QW**

£320,000

 Shouler & Son

Land & Estate Agents, Valuers & Auctioneers

**3 Wainwright Avenue
Hamilton
Leicester
Leicestershire
LE5 1QW**

Situated in a friendly neighbourhood, this house is conveniently located near local amenities, schools, and parks, making it an excellent choice for families.

With its generous living space and practical features, this semi-detached house on Wainwright Avenue is a wonderful opportunity for anyone looking to settle in Leicester.

Do not miss the chance to make this lovely property your new home.



Kitchen



Living Room



Bedroom



Bedroom

Description

This three-storey townhouse in the heart of Hamilton offers an exceptional amount of versatile living space, perfect for growing families or those seeking a dedicated home office setup. Offered to the market with the distinct advantage of No Upward Chain, the property is ready for immediate occupation.

The ground floor features a welcoming reception hallway leading to a bright, full-width living room with French doors opening directly onto the enclosed rear garden—ideal for summer entertaining. A well-appointed fitted kitchen sits to the front aspect, providing a practical and modern heart to the home.

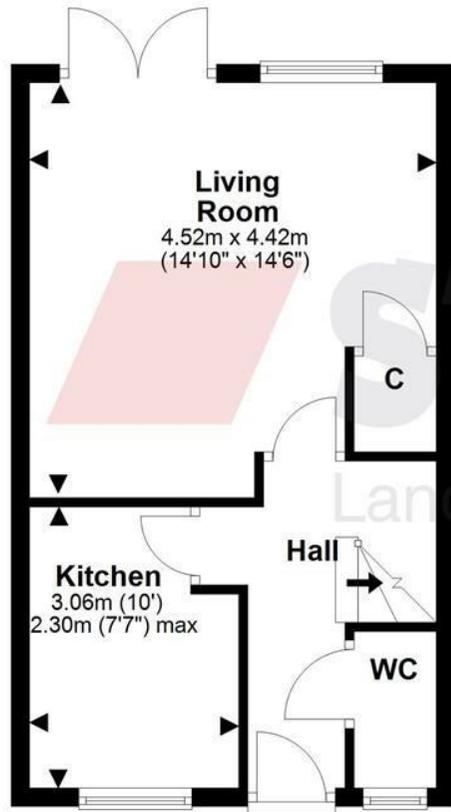
The first floor continues to impress with four well-proportioned bedrooms, including a guest or principal suite with its own private en-suite shower room. A contemporary family bathroom serves the remaining bedrooms on this level.

Ascending to the second floor, you will find a spectacular, expansive double bedroom that spans the depth of the house, flooded with natural light from windows to both the front and rear aspects.

Outside, the property benefits from a private driveway providing off-road parking, a garage, and a secure, low-maintenance rear garden.

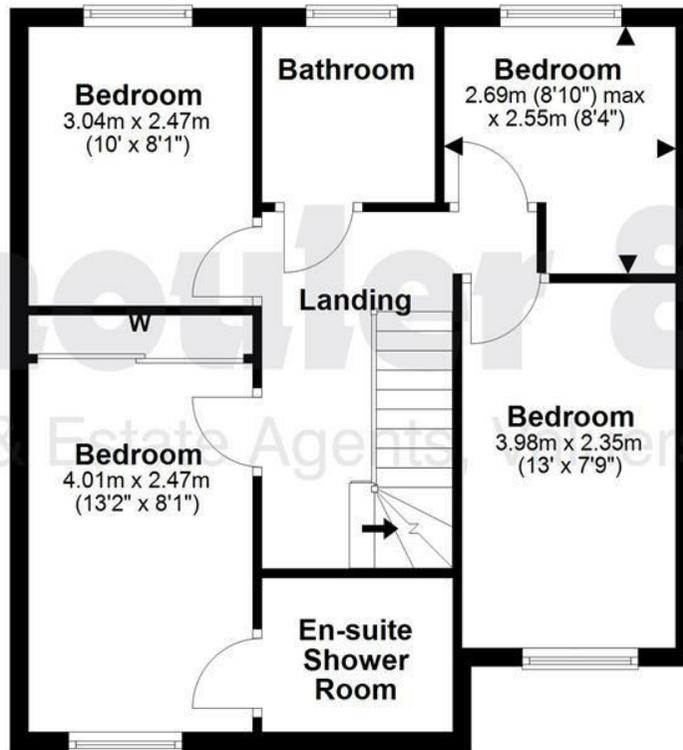
Ground Floor

Approx. 34.1 sq. metres (367.4 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.2 sq. feet)

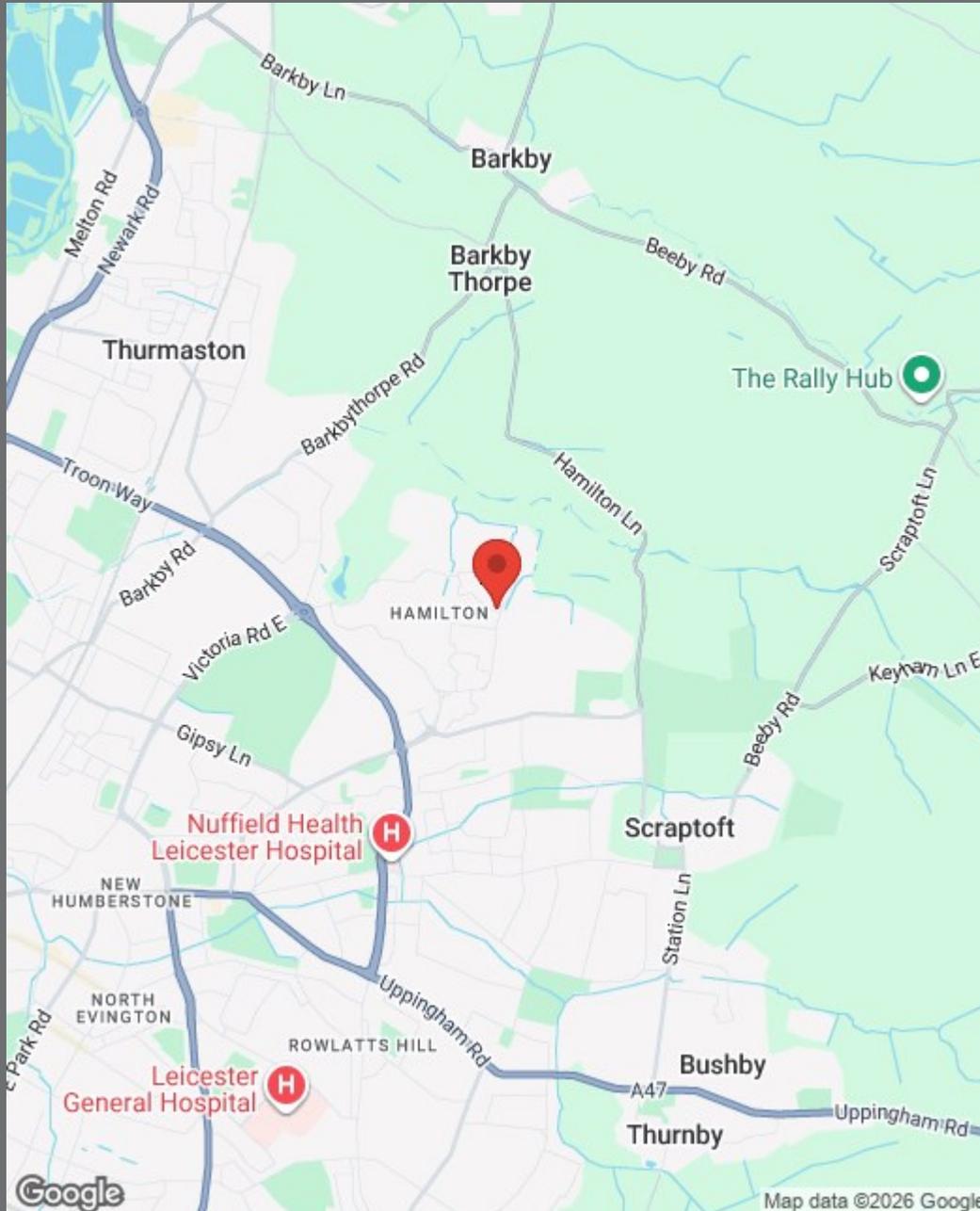


Second Floor

Approx. 25.0 sq. metres (269.1 sq. feet)



DISCLAIMER: Please note that this floorplan is for marketing purposes and this is to be used as a guide only.
Plan produced using PlanUp.



- No Upward Chain for a potentially swift and hassle-free completion.
- Substantial Three-Storey Townhouse offering flexible family accommodation.
- Five Bedrooms in Total providing ample space for guests or a home office.
- Master/Guest Suite with En-suite shower room on the first floor.
- Impressive Top-Floor Bedroom spanning the entire second floor with dual-aspect views.
- Spacious Living Room featuring French doors to the garden.
- Fitted Kitchen to the front aspect with modern cabinetry.
- Enclosed Rear Garden offering a safe and private outdoor space.
- Driveway & Garage ensuring convenient off-road parking and storage.
- Sought-After Hamilton Location close to local schools, amenities, and transport links.



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