



LET AGREED

House - Detached

PELDON CLOSE LEICESTER LE4 0NG

£1,300 Per Month

FEATURES

- 4 Bedroom House
- New Carpets Upstairs
- Spacious Garden
- Private Driveway
- Newly Painted
- Master Bedroom with En-suite
- Double Glazing
- Driveway



 **SETHS**

4 Bedroom House - Detached located in Leicester

Seths are proud to market this 4 Bedroom Family Home on a private road on Peldon Close, near Abbey Lane in Leicester.

The property is greeted by a Driveway. Through the Front Door is a Hallway, which provides access to the Downstairs W.C., Lounge and Dining Area and Fitted Kitchen.

The Fitted Kitchen consists of Wall and Base Units with Worktops Over, Sink, Integrated Gas Hob with New Extractor Hood Over, Integrated Electric Oven and an extra small Utility Area where the Boiler and Fridge Freezer is located.

On the First Floor, there are 4 Bedrooms, someone with Bed Frames and Mattresses. The Master Bedroom benefits from an En-suite, inclusive of a Shower Cubicle, Wash Basin and W.C.

Attached to the property is a Garage and there is a Large Garden to the Rear inclusive of a Shed.

*Lean to sheltered area NOT INCLUDED

The property benefits from Gas Central Heating and Double Glazing throughout and is located close to local Schools with easy access to Abbey Lane and the Motorway.

Rent: £1300PCM
 Security Deposit: £1500
 Tenancy Length: 6 Months
 Council Tax Band: D



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Council Tax Band

D

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

