

LET AGREED



House - Detached

**KITCHENER ROAD
LEICESTER
LE5 4AU**

**£1,600 Per
Month**

FEATURES

- 3 Bedroom House
- Spacious Lounges
- Dining Area
- Gas Central Heating
- Detached
- Fitted Kitchen
- New Shower Room
- Driveway



3 Bedroom House - Detached located in Leicester

Seth's are proud to market this Commodious Three Bedroom Detached Home on Kitchener Road in the North Evington Area of Leicester.

Upon entering the property is a Hallway, which allows access to the Newly Refurbished Lounge. To the left is an Extended Lounge with laminate flooring leading to the Bathroom inclusive of a W.C and Sink, and also a Utility room benefiting from a Sink and Worktop area with fitted cabinets.

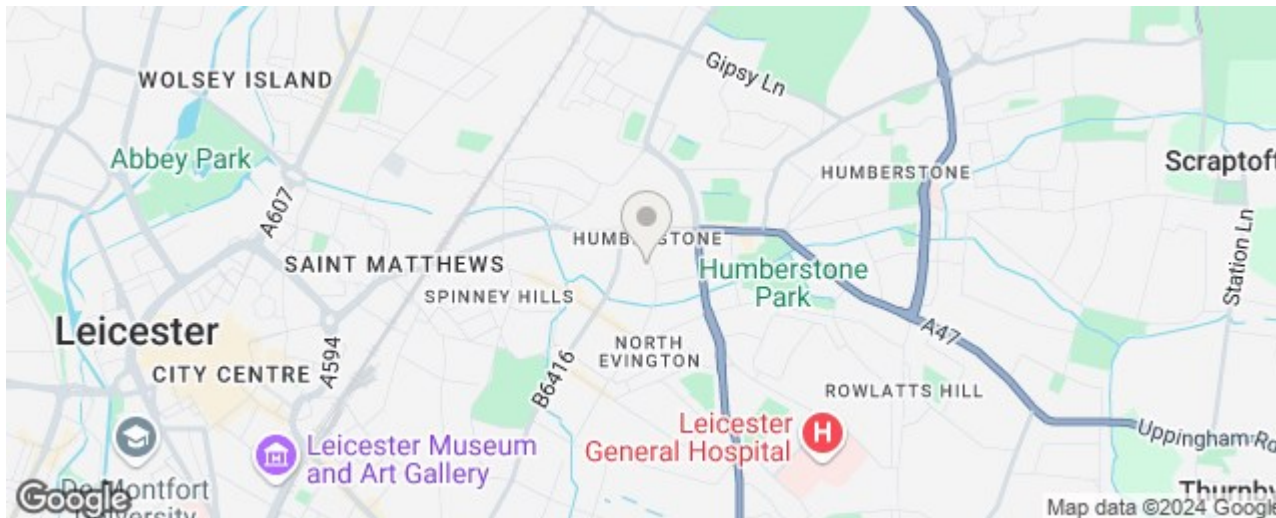
Also on the Ground Floor is the Newly Fitted Kitchen, which has a Dining Area attached. Within the Kitchen is an Integrated 5 Ring Gas Hob, Integrated Electric Oven, Sink and plenty of Worktop and Unit Space.

As you manoeuvre up the stairs onto the First Floor, you embrace Three Bedrooms and a Newly Tiled and Fitted Shower Room inclusive of a Shower Cubicle, Wash Basin and W.C.

The property benefits from Double Glazing and Gas Central Heating and a driveway.

To the rear of the property, there is a garden.

Rent: £1600PCM
 Security Deposit: £1,845
 Tenancy Length: 6 or 12 Months
 Council Tax Band: C



Call us on
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 www.seths.co.uk

Council Tax Band
 C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	57	
(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.

