

AVAILABLE



House - Semi-Detached

GEDDING ROAD LEICESTER LE5 5DT

£1,225 Per
Month

FEATURES

- 3 Bedrooms
- Spinney Hills Area
- Fitted Kitchen
- Large Rear Garden
- Close to General Hospital
- Close to Local Shops and Schools
- Fitted Bathroom
- Ideal Location



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

Seths Estate Agents are delighted to offer this well-presented three-bedroom semi-detached home, ideally located on the sought-after Gedding Road in Leicester.

This inviting property features a welcoming entrance hall leading to a bright and spacious lounge, a modern fitted kitchen with both wall and base units, and a contemporary ground-floor bathroom complete with a bath, wash basin, and WC. The third bedroom is also conveniently located on the ground floor, offering flexibility for use as a guest room, home office, or additional living space.

Upstairs, the first floor comprises two generously sized bedrooms, one of which benefits from a large built-in storage room perfect for families needing extra space.

Externally, the property boasts a substantial rear garden ideal for outdoor entertaining and family activities. Additional features include double glazing throughout and efficient gas central heating, ensuring comfort all year round.

Situated close to a range of local amenities including schools, shops, and transport links, this home is perfectly suited for families or professionals seeking a comfortable and convenient lifestyle.

Early viewing is highly recommended.

Rent: £1225PCM
Security Deposit: £1,410
Tenancy Length: 6 or 12 Months
Council Tax Band: D




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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

