

AVAILABLE



House - Detached

# TIMBLE ROAD LEICESTER LE5 1NS

£1,650 Per  
Month

## FEATURES

- 4 Bedroom House over 3 Storey's
- Downstairs W.C.
- Spacious Lounge
- Double Glazing
- 3 Bathrooms
- Kitchen/Diner
- Modern Finish
- Garden and Garage



 **SETHS**

# 4 Bedroom House - Detached located in Leicester

**\*\*No Deposit Option Available\*\***

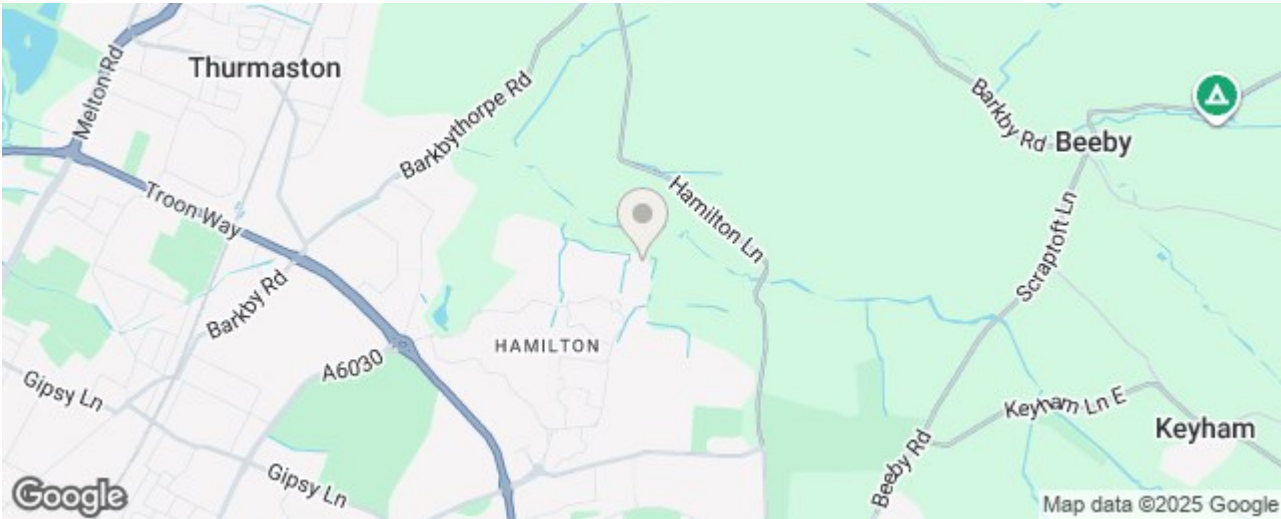
Nestled on the charming Timble Road in Hamilton, Leicester, this impressive detached house offers a perfect blend of modern living and comfort. Built in 2000, the property boasts a contemporary design spread over three spacious storeys, making it an ideal family home.

Upon entering, you are welcomed into a hallway, which provides access to a generous lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen diner is a highlight of the ground floor, offering ample space for family meals and gatherings, with a layout that encourages both cooking and socialising.

The property features four spacious bedrooms, each designed to provide a peaceful retreat at the end of the day. With three well-equipped bathrooms, including en-suite facilities, morning routines and family life are made effortless and convenient.

Outside, the house is complemented by a driveway, along with a garage for additional storage. The outdoor space is perfect for children to play or for hosting summer barbecues with friends and family.

Rent: £1650PCM  
Security Deposit: £1900  
Tenancy Length: 6 or 12 Months  
Council Tax Band: E  
Pets may be considered at the landlord's discretion and will be subject to a higher rent.



Call us on  
**0116 266 9977**

**let@seths.co.uk**  
**www.seths.co.uk**

**Council Tax Band**  
**E**

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

