

AVAILABLE



House - Semi-Detached

# BROOMFIELD CRESCENT LEICESTER LE4 0EN

£1,095 Per  
Month

## FEATURES

- 2 Bedroom House
- Fitted Kitchen
- Lounge
- Gas Central Heating
- Semi-Detached
- Downstairs W.C.
- Fitted Bathroom
- Double Glazing



 **SETHS**

# 2 Bedroom House - Semi-Detached located in Leicester

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

Seths Estate Agents are delighted to present this beautifully presented two-bedroom semi-detached home, situated on the sought-after Barratt Homes development just off Somerset Avenue. Built in 2021, this modern property offers stylish and comfortable living, ideal for professionals, couples, or small families.

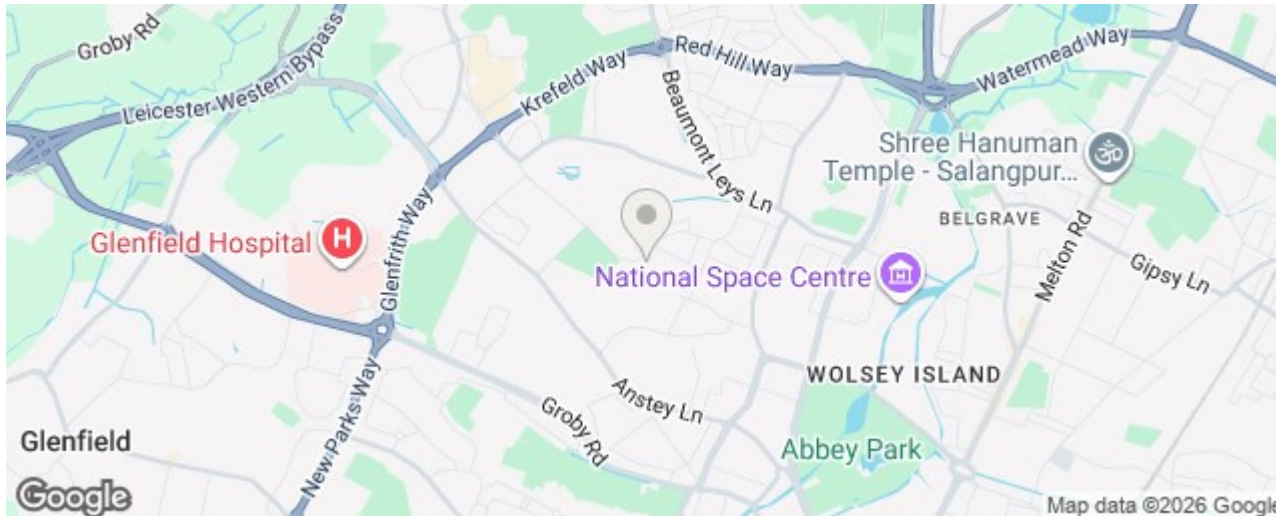
The property benefits from two private parking spaces to the front and is positioned within a popular residential community, conveniently located within walking distance of Beaumont Leys School and local amenities.

Upon entering, a welcoming hallway leads to a contemporary fitted kitchen featuring a range of wall and base units with work surfaces, sink, integrated gas hob, electric oven, American-style fridge freezer, washing machine, and dishwasher. A convenient ground floor WC is also located off the hallway.

To the rear of the property, the spacious lounge and dining area provides an excellent space for both relaxing and entertaining, complete with sofas and a dining table with chairs. French doors offer access to the private rear garden, creating a seamless connection between indoor and outdoor living.

The first floor comprises two well-proportioned bedrooms, both benefiting from fitted storage cupboards and beds, providing practical and comfortable accommodation. A modern family bathroom completes the accommodation and includes a bath with shower over, wash basin, and WC.

Further benefits include gas central heating, double glazing throughout, and a private enclosed rear garden.



Call us on  
**0116 266 9977**

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

**Council Tax Band**  
**B**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>84</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.

