

AVAILABLE



House - Semi-Detached

# DARLING LANE LEICESTER LE4 2NR

£1,150 Per  
Month

## FEATURES

- NEW BUILD HOME
- Semi-Detached
- Downstairs W.C.
- Integrated Appliances
- 2 Bedroom
- Lounge
- Fitted Kitchen
- Master Bedroom with En-suite



 **SETHS**

# 2 Bedroom House - Semi-Detached located in Leicester

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

Seths are delighted to present this beautifully appointed Newly Built 2 Bedroom Home, located on Darling Lane within the highly desirable Ashton Green Development. Built by Tilia Homes, this property offers contemporary living finished to a high specification throughout.

The Front Door opens into a Hallway which provides access to the Lounge, offering a bright and comfortable living space ideal for both relaxation and entertaining.

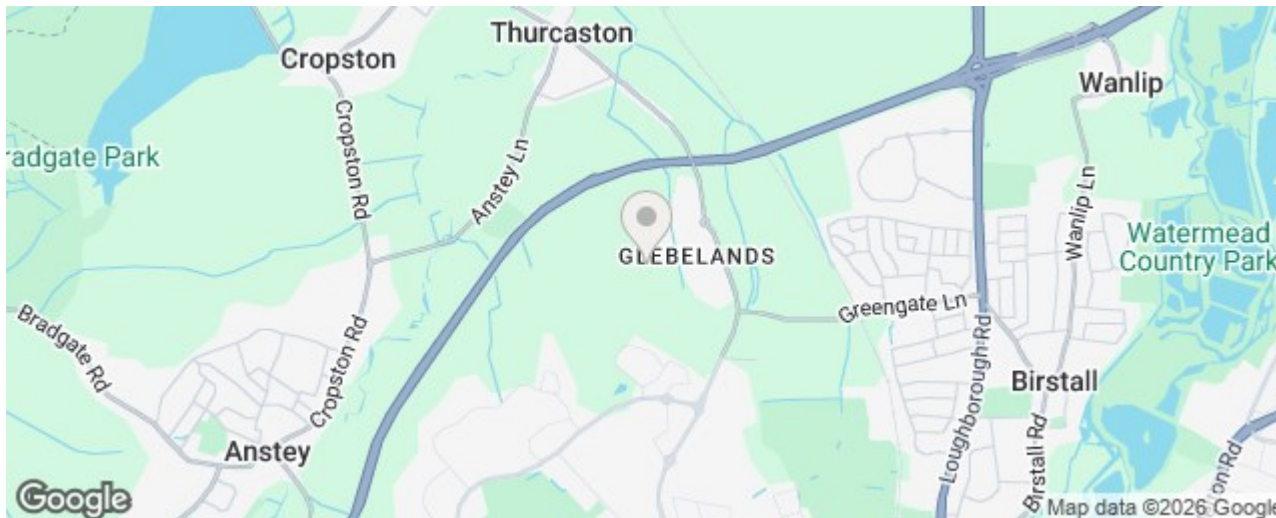
From the Lounge there is access to a modern Fitted Kitchen/Dining Area, comprising sleek Wall and Base Units with Worktop Over, Integrated Appliances including a Fridge Freezer, Hob with Extractor Hood over, Electric Oven and a Sink. The Dining Area provides a practical and elegant space with access to the Rear Garden.

The property also benefits from a convenient Downstairs W.C.

On the First Floor there are 2 well proportioned Bedrooms, both designed to maximise space and natural light. There is also a contemporary Family Bathroom inclusive of a Bath with Shower Over, Wash Basin and W.C, finished to a modern standard. One of the bedrooms benefits from an En-suite.

Externally, the property benefits from a well maintained Rear Garden and Allocated Parking to the front.

This exceptional New Build home benefits from Double Glazing and energy efficient construction, offering stylish and low maintenance living, ideal for professionals or small families.



Call us on  
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**Council Tax Band**  
**New Build**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>90</b>	<b>90</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>		
<i>Not energy efficient - higher running costs</i>		
<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.

