

AVAILABLE



House - Detached

GROBY ROAD GARDENS LEICESTER LE3 9SR

£2,000 Per
Month

FEATURES

- 4 Bedroom House
- On a Private Road
- Double Garage
- Spacious Lounge
- Detached Home
- Driveway for 3 Cars
- Spacious Garden
- Downstairs W.C. and Utility Room



 **SETHS**

4 Bedroom House - Detached located in Leicester

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

Seths are delighted to present this impressive and spacious 4 Bedroom Detached Family Home located within the sought after Groby Road Gardens development in Glenfield, Leicester. The property is located on a Private Road.

Occupying a desirable residential position, this beautifully presented property offers generous living accommodation throughout, making it an ideal long term family home.

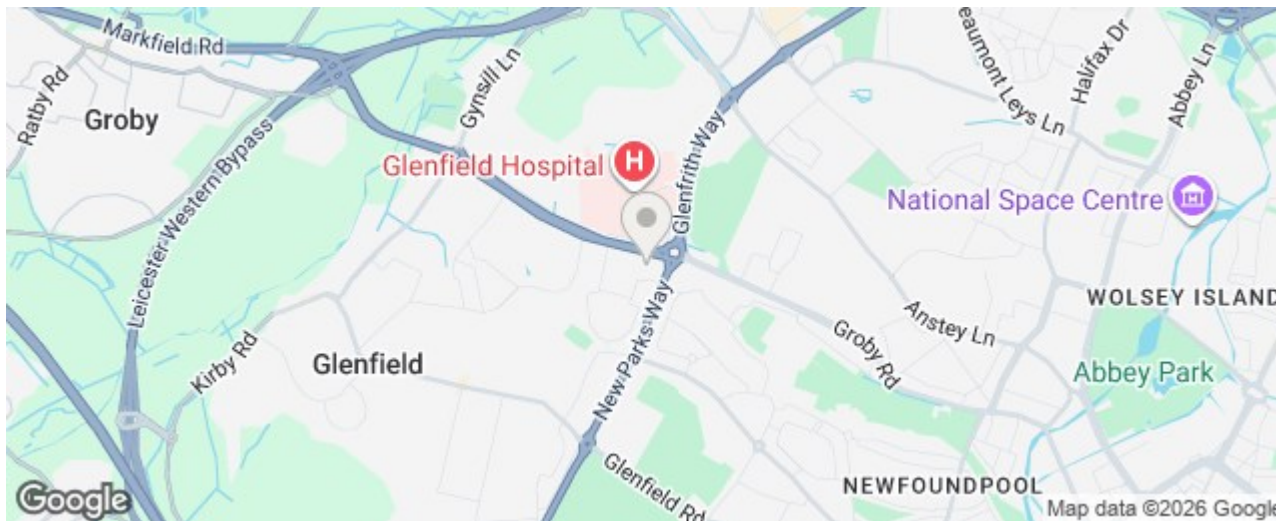
The Front Door opens into a Hallway. The Hallway leads into a substantial Lounge Area, offering an excellent space for both relaxation and entertaining.

There is a separate Reception Room positioned next to the Lounge also enhanced by a Bay Window allowing for plenty of natural light.

To the rear of the property is a spacious Kitchen/Dining Area fitted with modern Wall and Base Units with Worktop Over, Integrated Gas Hob, Electric Oven and Sink. The Dining Area benefits from direct access to the Rear Garden through Patio Doors, creating a bright and open family environment.

From the Kitchen there is access to a separate Utility Room providing additional storage and appliance space. The Ground Floor also benefits from a convenient Downstairs W.C.

On the First Floor there are 4 well proportioned Bedrooms. The impressive Master Bedroom benefits from fitted storage and a modern En-suite inclusive of a Shower Cubicle, Wash Basin and W.C.



Call us on

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Council Tax Band

F

Energy Efficiency Rating

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

