

AVAILABLE



House - Semi-Detached

ASTILL LODGE ROAD LEICESTER LE4 1BA

£1,250 Per
Month

FEATURES

- Three Bedroom House
- Lounge
- Fitted Bathroom
- Close to Local Schools
- Semi-Detached
- Fitted Kitchen/Dining Room
- Close to Beaumont Leys Shopping Centre
- Excellent Links to Motorway



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

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

Seths are delighted to present this well-proportioned three-bedroom semi-detached home situated on Astill Lodge Road in the popular Beaumont Leys area.

Ideally positioned for families and professionals alike, the property enjoys excellent access to local amenities, including Beaumont Leys Shopping Centre, reputable schools such as Heatherbrook Primary Academy, and convenient transport links to the motorway network, making commuting straightforward.

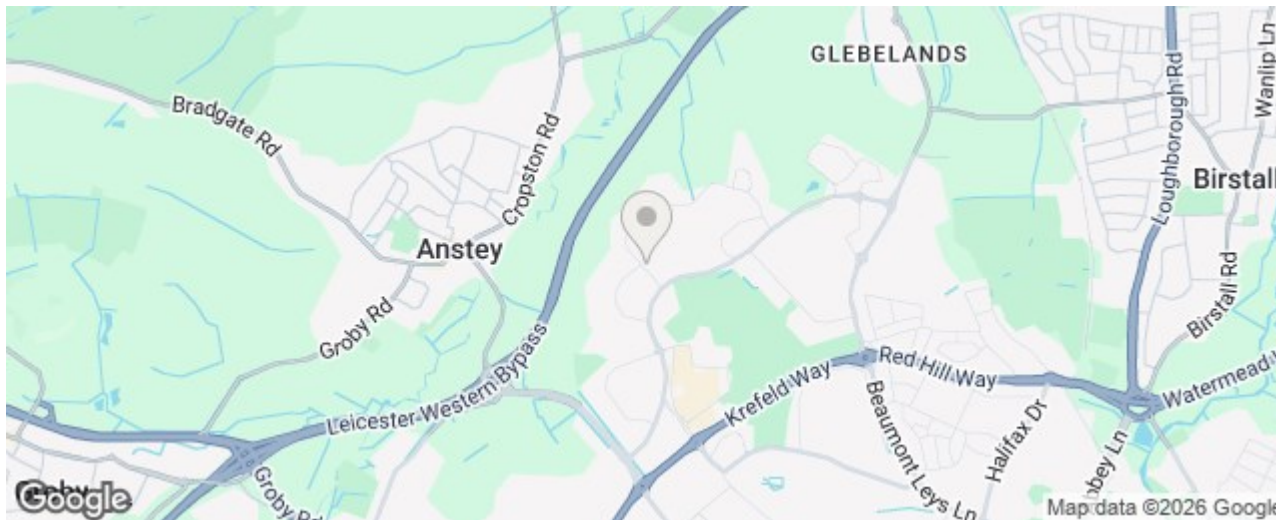
The accommodation briefly comprises an entrance hallway leading into a comfortable and welcoming lounge, creating the perfect space to relax and unwind. To the rear, the fitted kitchen/dining room offers an ideal setting for everyday living and entertaining, featuring a range of wall and base units, work surfaces, an integrated electric hob and oven, sink unit, and a useful storage cupboard.

Upstairs, the first floor provides three well-sized bedrooms together with a family bathroom fitted with a bath and shower over, wash hand basin, and W.C.

Externally, the property benefits from a generous rear garden with a combination of patio and lawn areas, offering ample outdoor space for children to play, gardening enthusiasts, or summer gatherings. To the front, there is off-road parking for one vehicle.

Further benefits include gas central heating and double glazing throughout.

Rent: £1250PCM



Call us on

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www.seths.co.uk

Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(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.

