

AVAILABLE



House - End Terrace

**ASHTREE ROAD
LEICESTER
LE5 1TW**

£1,275 PCM

FEATURES

- Four Bedroom House
- Downstairs W.C.
- Rear Garden
- Double Glazing
- Two Reception Rooms
- Large Kitchen
- Gas Central Heating
- Driveway



SETHS

4 Bedroom House - End Terrace located in Leicester

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

Seths are delighted to present this beautifully extended four-bedroom family home situated on the highly sought-after Ashtree Road in Hamilton, Leicester.

Offering generous and versatile living accommodation throughout, this well-presented property is ideal for families seeking both comfort and convenience.

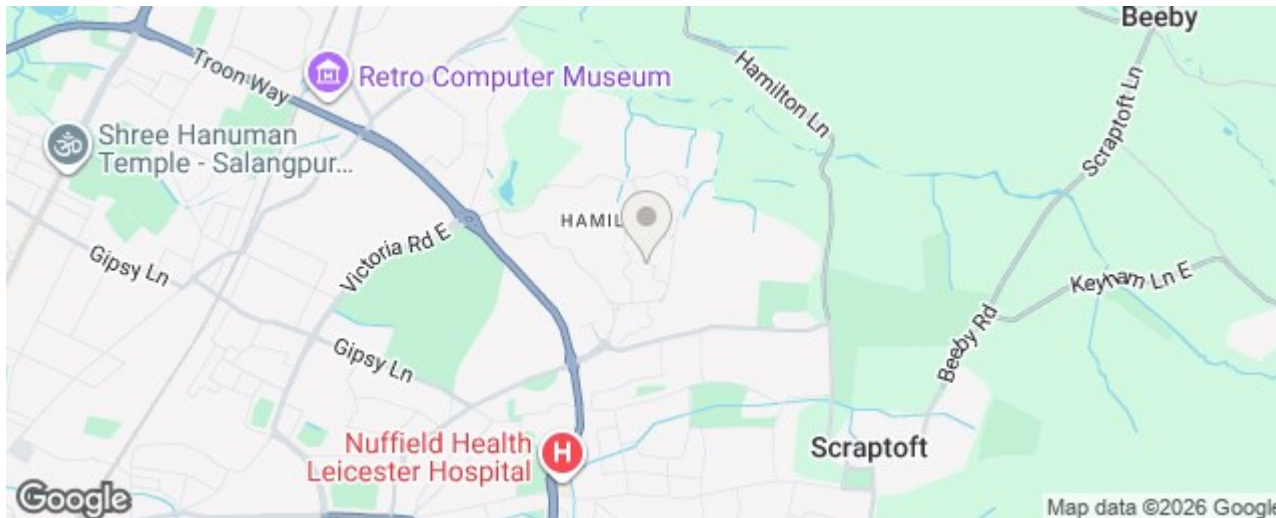
The property welcomes you into an inviting entrance hallway, leading to a spacious through lounge that provides an excellent space for both relaxing and entertaining. Adjacent to the lounge is an additional reception room, offering flexibility as a family room, home office, or playroom, complemented by a convenient ground floor W.C.

To the rear of the property is a stunning open-plan kitchen and dining area, fitted with a range of modern units and integrated appliances including a gas hob, electric oven, microwave, dishwasher, and fridge freezer. A breakfast bar further enhances the space, making it perfect for everyday family living.

The first floor comprises four well-proportioned bedrooms, all benefiting from fitted wardrobes, providing ample storage. The family bathroom is fitted with a three-piece suite, including a bath with shower over, wash hand basin, and W.C.

Externally, the property boasts a private rear garden, ideal for outdoor enjoyment and entertaining. To the front, there is a spacious driveway providing off-road parking for multiple vehicles.

Further benefits include gas central heating and double glazing throughout.



Call us on

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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	74	
(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.

