

AVAILABLE



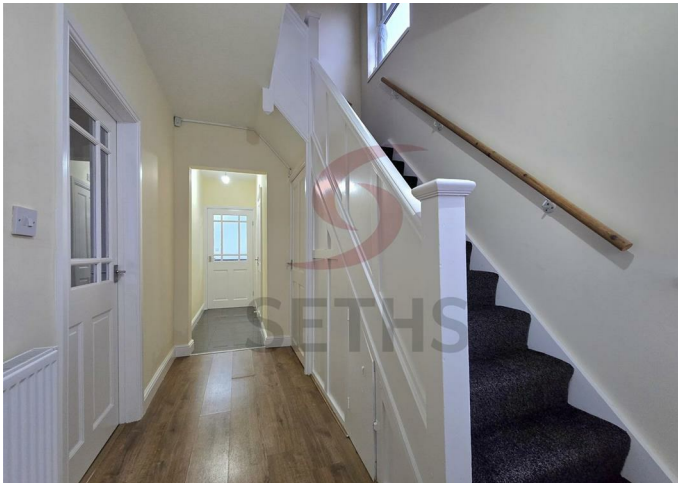
House - Semi-Detached

WAVERTREE DRIVE LEICESTER LE4 7NU

£1,350 PCM

FEATURES

- Beautiful Three Bedroom House
- Modern Fitted Kitchen
- Double Glazing
- Close To Local Shops
- Through Lounge
- Downstairs Shower Room and Toilet
- Central Heating
- Popular Belgrave Area



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

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

Seths are proud to present this wonderfully stylish three-bedroom semi-detached home on Wavertree Drive, Belgrave, offering modern living in a convenient and family-friendly location.

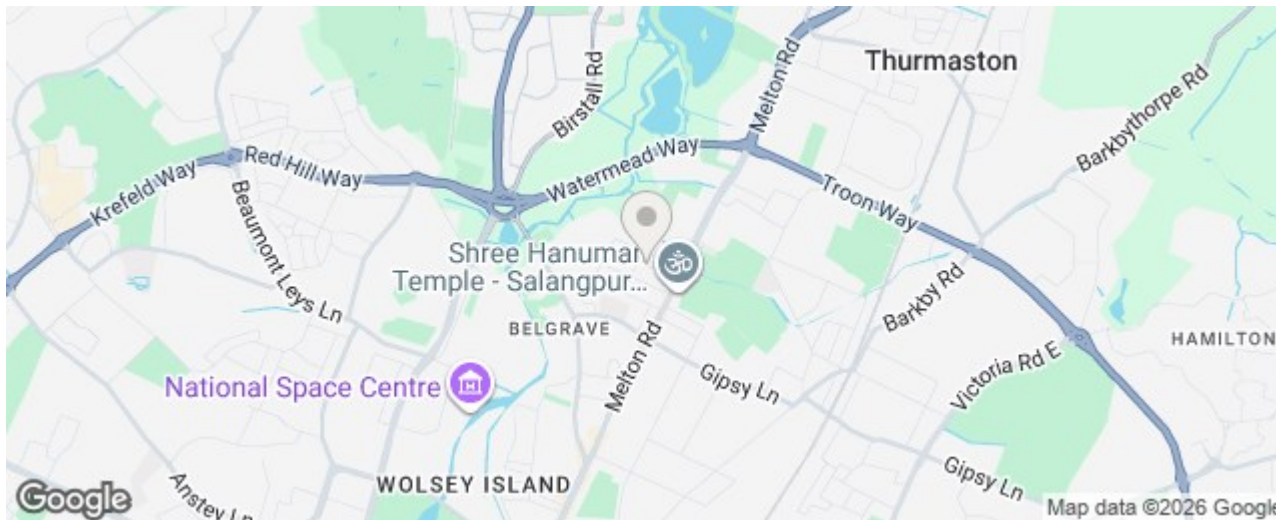
Perfectly suited to families and professionals alike, this well-presented property combines comfortable living spaces with practical features throughout. The spacious through lounge provides an inviting setting for both relaxing evenings and entertaining guests, while the contemporary kitchen/diner offers the ideal space for family meals and social gatherings, complete with integrated hob and oven and ample storage.

The ground floor also benefits from a convenient shower room with shower cubicle, W.C. and wash basin. Upstairs, the property features three well-proportioned bedrooms and a family bathroom fitted with a bath, W.C. and wash basin.

Outside, the private rear garden offers a pleasant mix of lawn and patio areas, creating the perfect space for outdoor dining, children's play, or simply unwinding during the warmer months. Additional benefits include gas central heating, double glazing throughout, and an allocated parking space for one vehicle.

Ideally located close to Melton Road, residents can enjoy easy access to a wide range of local shops, supermarkets, restaurants, schools, and everyday amenities, while excellent transport links make commuting into Leicester city centre and surrounding areas straightforward.

This attractive home offers a fantastic balance of style, comfort, and convenience, making it an excellent rental opportunity in the sought-after Belgrave area.



Call us on
0116 266 9977

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

Council Tax Band
C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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.

