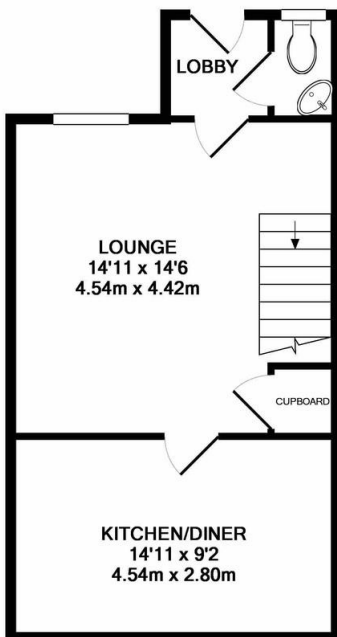




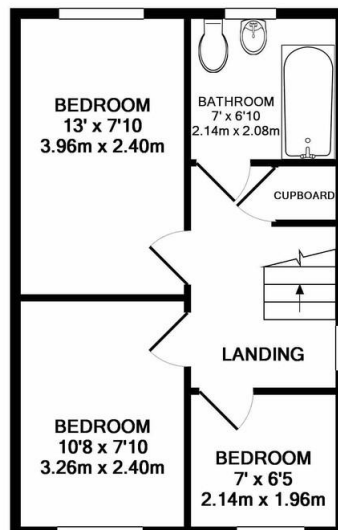
## TO LET

3 Bed Semi-Detached House in Copse Close, Leicester LE2 9GP  
£1,100 pcm

Immaculate family home to rent in the newer development in Eyes Monsell. The accommodation comprises entrance hall, downstairs WC, lounge, kitchen diner downstairs, with three bedrooms and family bathroom upstairs. The property also benefits from off road parking, generous garden and patio area. The property has been recently redecorated throughout including new paintwork and carpeting, an excellent family home.



GROUND FLOOR  
APPROX. FLOOR  
AREA 390 SQ.FT.  
(36.2 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 353 SQ.FT.  
(32.8 SQ.M.)

FLOOR PLAN BY PHILLIPS GEORGE  
TOTAL APPROX. FLOOR AREA 743 SQ.FT. (69.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
72	85	73	85

England & Wales EU Directive 2002/91/EC

- Three Bedrooms
- Semi Detached
- Downstairs WC
- Upstairs Bathroom
- Off Road Parking
- Cul De Sac Location
- Recently Redecorated
- Offered Unfurnished

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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.

