

AVAILABLE



House - Semi-Detached

STONEHILL AVENUE LEICESTER LE4 4JA

£1,100 PCM

FEATURES

- 3 Bedroom House
- Lounge
- Fitted Kitchen
- Driveway
- Semi - Detached House
- Downstairs Bathroom
- Gas Central Heating
- Large Garden



 **SETHS**

3 Bedroom House - Semi-Detached located in Leicester

Seths Estate Agents are delighted to present this recently refurbished three-bedroom semi-detached home, situated on the quiet and sought-after Stonehill Avenue in Birstall. Offering bright and spacious accommodation throughout, this property is ideal for families and professionals seeking a comfortable home in a well-established residential location.

Upon entering the property, you are welcomed into a hallway that leads through to the generous lounge, providing a relaxing space for everyday living. Beyond the lounge is an open-plan dining and kitchen area, creating a sociable setting perfect for both family life and entertaining guests.

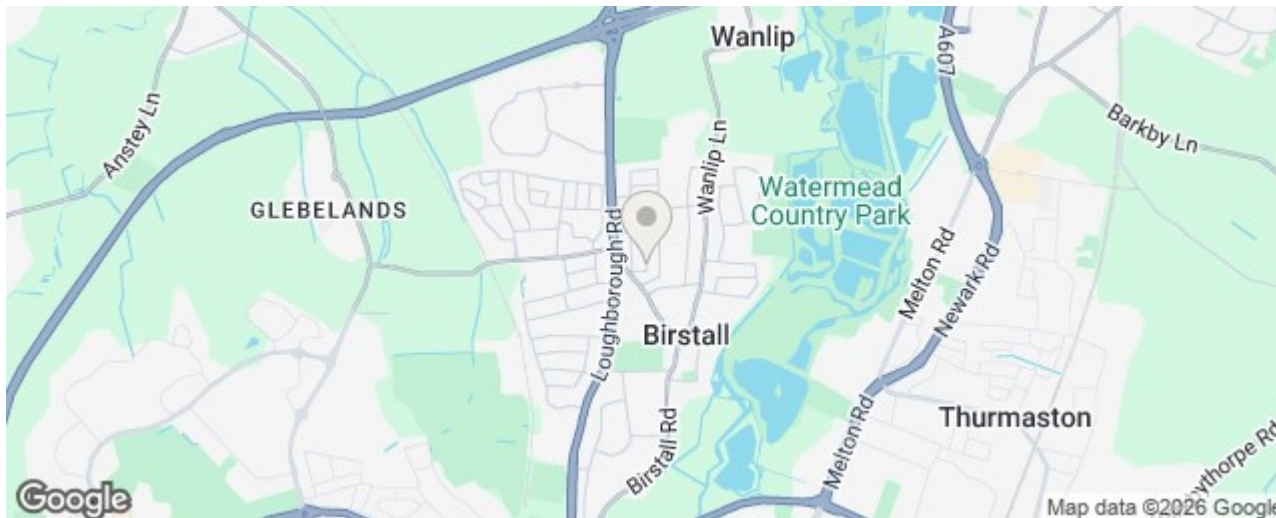
The modern fitted kitchen features a range of wall and base units with work surfaces, a sink, and integrated electric oven and gas hob with extractor hood over, offering both style and practicality. Located off the dining area is the ground floor bathroom, fitted with a bath and shower over, wash basin, and WC.

The first floor comprises three well-proportioned bedrooms, providing flexible accommodation suitable for families, home working, or guest space.

Externally, the property benefits from a large rear garden, ideal for outdoor dining, children's play, or simply enjoying the warmer months. To the front, a private driveway provides convenient off-road parking.

Further benefits include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.

This attractive home combines modern updates with generous living space and is located within easy reach of local amenities, schools, and transport links, making it an excellent rental opportunity.



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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		87
(69-80) C		
(55-68) D	65	
(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.