

AVAILABLE



House - Semi-Detached

# DOVEDALE ROAD LEICESTER LE4 8ND

£1,250 Per  
Month

## FEATURES

- 3 Bedroom House
- 2 Reception Rooms
- Fitted Bathroom
- Double Glazing
- Semi-Detached
- Fitted Kitchen
- Conventional Boiler
- Garage



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this lovely 3 Bedroom Semi-Detached Family Home on Dovedale Road, in Thurmaston, Leicester.

Upon entering the property, is a Hallway, which provides access to the Lounge which is linked to a Dining Area too.

After the Dining Area is the Extension which can be used as another Reception Room.

Also on the Ground Floor is a Fitted Kitchen inclusive of Wall and Base Units with Worktops Over, Sink and an Integrated Gas Hob and Electric Oven.

On the First Floor there are 3 Bedrooms and a Family Bathroom inclusive of a Bath with Shower Over, Wash Basin and W.C.

The property benefits from Gas Central Heating and Double Glazing throughout.

To the side of the property is a Garage and there is a Garden to the rear.

Rent: £1250PCM  
 Security Deposit: £1440  
 Tenancy Length: 6 or 12 Months  
 Council Tax: B



Call us on  
 0116 266 9977

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

Council Tax Band

**B**

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>47</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.

