



House - Detached

KINGSGATE AVENUE, BIRSTALL, LEICESTER, LE4 3HA

PCM

£1,250 PCM

FEATURES

- 3 Bedroom Detached Home
- New Kitchen
- New Bathroom
- Lounge and Dining Area
- Large Garden
- Close to Local Shops



 **SETHS**

3 Bedroom House - Detached located in Leicester

Seths are proud to market this NEWLY REFURBISHED 3 Bedroom Detached Home on Kingsgate Avenue in Birstall.

The property opens into a Porch which in turn leads to the Hallway. From the Hallway is access to the Lounge, which is then followed by the Dining Area. Also on the Ground Floor is the Fitted Kitchen inclusive of Wall and Base Units with Worktops Over, Integrated Gas Hob with Extractor Hood Over, Electric Oven and space for a Washing Machine. There is also a storage cupboard within the Kitchen.

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

To the rear of the property is a Spacious Garden and there is also a Garage attached to the property. There is a Driveway and Garden to the Front. The property benefits from a New Boiler/Heating system and New Double Glazing throughout.

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

- 3 Bedroom Detached Home
- New Kitchen
- New Bathroom
- Lounge and Dining Area
- Large Garden
- Close to Local Shops
- Close to Local Schools
- Public Transport Links
- Garage
- Driveway

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- Garage

- Public Transport Links
- Driveway



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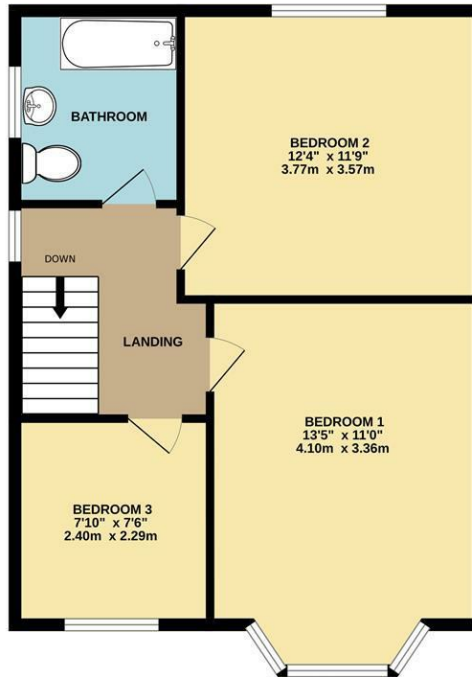
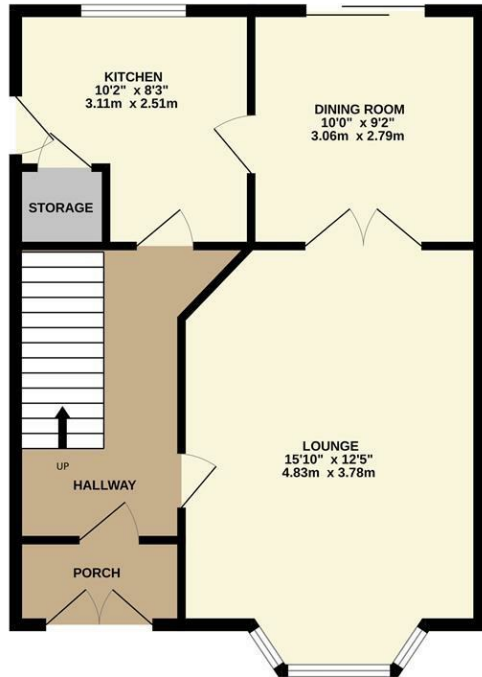
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Council Tax Band

C

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	63	
(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	

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