AVAILABLE

House - Semi-Detached

MELTON ROAD
LEICESTER
LE4 7SJ

£1,300 PCM

FEATURES

- 3 Bedroom House
- Through Lounge
- Downstairs W.C.
- Family Bathroom

- Semi-Detached
- Second Reception Room/Conservatory
- Fitted Kitchen
- Double Glazing

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SETHS

3 Bedroom House - Semi-Detached located in Leicester

Seths are proud to market this 3 Bedroom Family Home on Melton Road, Rushey Mead.

The property is ideally situated close to the Troon Way Sainsburys and Excellent Transport Links.

The property opens into a small Porch, which in turn provides access to the Hallway. From the Hallway is access to the Spacious Through Lounge and Fitted Kitchen. The Kitchen consists of Wall and Base Units with Worktops Over, Sink and Gas Cooker. Also to the rear of the property is another Reception Room/Conservatory and a Downstairs W.C. with Sink.

On the First Floor, there are 3 Bedrooms (some benefiting from Fitted Cupboards) and a Family Bathroom, inclusive of a Bath with Shower Over, Wash Basin and W.C.

To the Rear of the Property is a Garden.
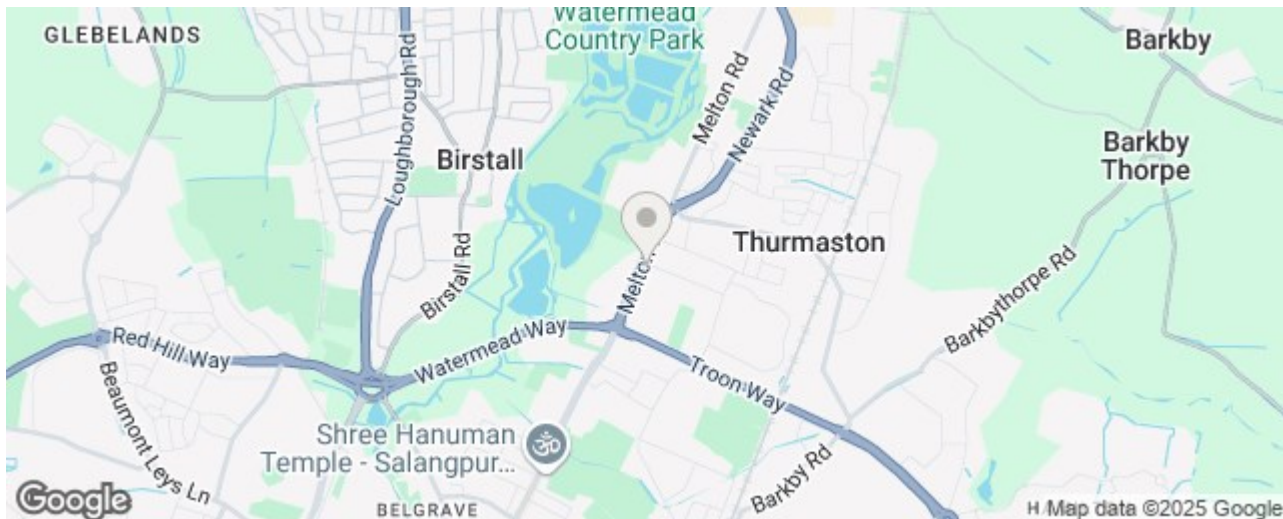The Property benefits from Double Glazing and has a Conventional Boiler System.
GARAGE NOT INCLUDED.

Rent: £1300PCM
Security Deposit: £1500
Tenancy Length: 6 or 12 Months
Council Tax Band: B

Council Tax Band

B

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

SETHS