



NULL

House - Detached

**ROWAN ROAD
LEICESTER
LE3 8FZ**

£310,000

FEATURES

- Three Bedrooms
- Washing Machine/Fridge Freezer
- W/C
- Master Room with Ensuite
- Built in 2015
- Lounge
- French Doors Leading to the Garden
- Kitchen & Diner



3 Bedroom House - Detached located in Leicester

**** THREE BEDROOMS - GARAGE - OFF ROAD PARKING - NO CHAIN ***

Seths Estate Agents are pleased to bring to market this three-bedroom detached modern property located on Rowan Road in the highly desirable village of Glenfield, Leicester. Offered to the market with no onward chain and presented in ready to move into condition, this is a fantastic opportunity for families and first-time buyers seeking a well-appointed modern home.

To the front, the property features a driveway providing off-road parking for two vehicles, a garage with up-and-over door, a slabbed path leading to the composite front door, and a wooden gate providing access to the rear garden. To the rear, a well-maintained garden features a slabbed patio area and a predominantly lawned garden with an electric point, with a wooden gate providing access back to the driveway.

Internally, the ground floor comprises an entrance hall, a lounge, a convenient downstairs WC, and a kitchen diner with double doors opening directly onto the rear garden. To the first floor are three bedrooms, with the principal bedroom benefitting from its own en-suite, alongside a family bathroom and a landing with storage and loft access.

Contact Seths Estate Agents.



Call us on
0116 266 9977

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

Council Tax Band

C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

SETHS