

AVAILABLE



House - Terraced

# LORNE ROAD LEICESTER LE2 1YH

£1,250 Per  
Month

## FEATURES

- 3 Bedrooms
- 2 Reception Rooms
- Utility Room
- Fitted Bathroom
- Close to Victoria Park
- Fitted Kitchen
- Garden
- Close to Local Shops



 **SETHS**

# 3 Bedroom House - Terraced located in Leicester

**\*\*No Deposit Option Available\*\***

Seths are pleased to present this well presented 3 Bedroom Family Home located on Lorne Road in the highly desirable Knighton area of Leicester.

Situated just off London Road, the property benefits from excellent access to Leicester City Centre, Leicester Train Station, Victoria Park, local schools and an array of everyday amenities, making it an ideal home for families and professionals alike.

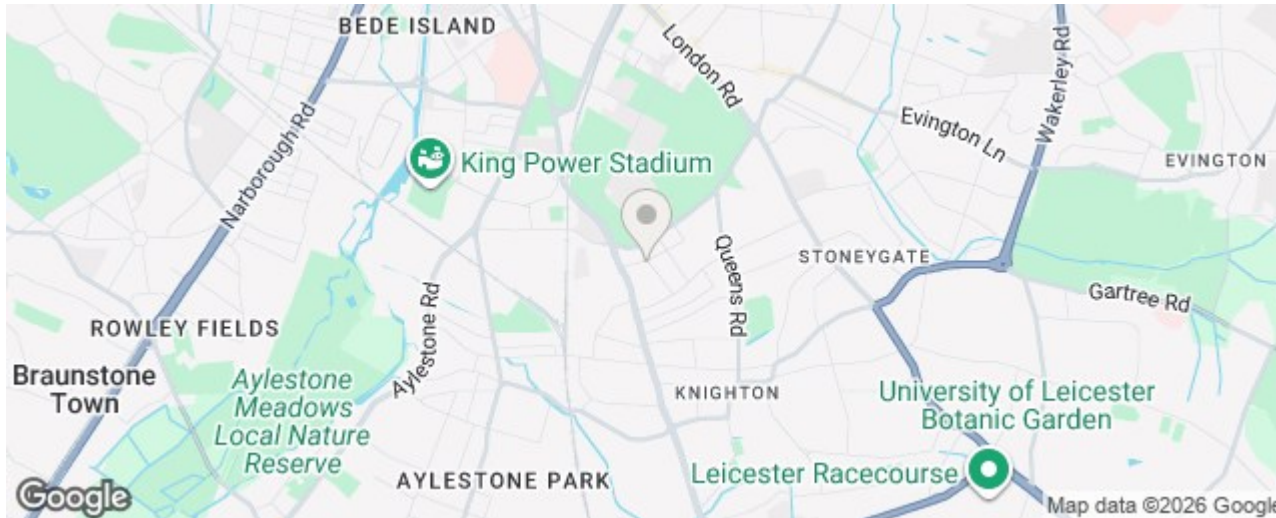
The Front Door opens into a Hallway which provides access to Lounge, offering a bright and comfortable living area with ample natural light.

At the end of the Hallway is a Dining Room. After the Dining Room is the Fitted Kitchen comprising Wall and Base Units with Worktop Over, Integrated Hob with Extractor Hood over, Electric Oven and a Sink. Behind the Kitchen is a Utility Room.

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

Externally, the property benefits from a private Rear Garden, providing an ideal outdoor space for relaxation and entertaining. The property also benefits from On Street Parking (Permit Required).

Further benefits include Double Glazing and Gas Central Heating throughout.



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>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</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.

