

AVAILABLE



House - Semi-Detached

# AINSDALE ROAD LEICESTER LE3 0UE

## £1,275 PCM

### FEATURES

- Three Bedroom House
- Through Lounge
- Spacious Garden
- Garage
- Semi Detached
- Fitted Kitchen
- Shower Room/Wet Room
- Driveway



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

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

Seths Estate Agents are pleased to present this well-proportioned three-bedroom semi-detached home, located on the popular Ainsdale Road in the sought-after Western Park area of Leicester. Offering generous living accommodation and excellent outdoor space, this property is ideal for families and professionals alike.

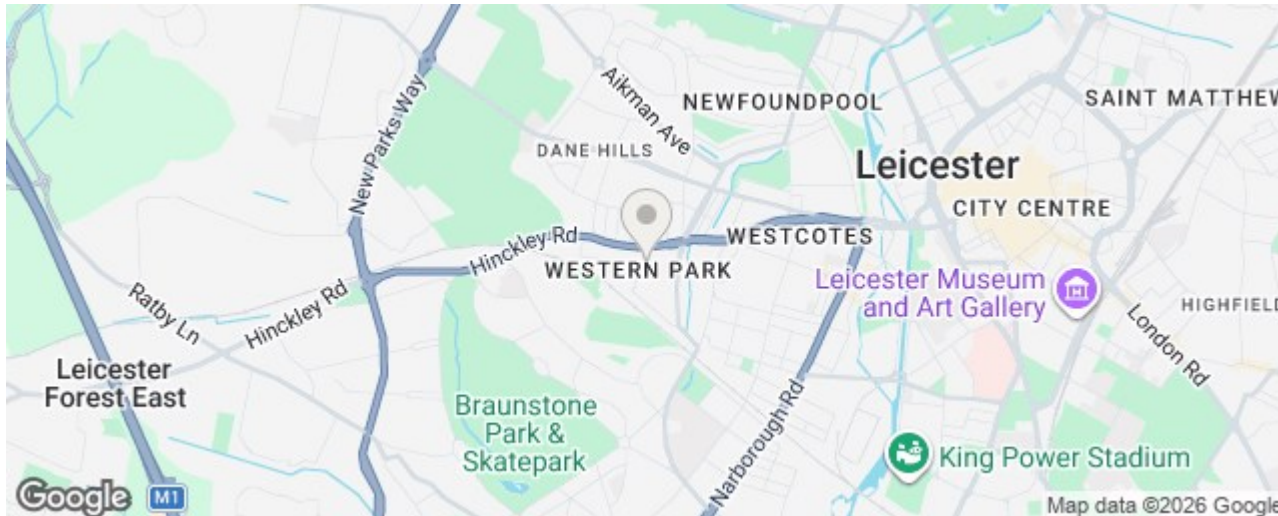
The property is entered via a porch, which leads into a welcoming hallway providing access to the main living areas. The spacious through lounge offers a bright and versatile space for both relaxing and entertaining, with ample room for lounge and dining furniture.

The fitted kitchen comprises a range of wall and base units with worktops over, a sink, and an electric cooker with extractor hood above. A useful storage area within the kitchen provides additional practicality for everyday living.

Adjacent to the kitchen is access to the garage, an external storage cupboard, and a convenient ground floor WC.

The first floor offers three well-sized bedrooms, providing comfortable accommodation for a growing family or those requiring additional space for home working. Completing the first floor is a spacious shower room/wet room, fitted with a shower, wash basin, and WC.

Externally, the property benefits from a generous rear garden, offering plenty of space for outdoor enjoyment, gardening, or family activities. A garage to the side of the property provides additional storage or parking options.



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Council Tax Band

C

## 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>73</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.