

AVAILABLE



House - Semi-Detached

# NANSEN ROAD LEICESTER LE5 5NJ

£1,450 Per  
Month

## FEATURES

- 3 Bedroom House
- 2 Reception Rooms
- Utility Room
- Driveway
- Semi-Detached
- Fitted Kitchen
- Garden
- Family Bathroom



 **SETHS**

# 3 Bedroom House - Semi-Detached located in Leicester

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

Seths are pleased to present this spacious 3 Bedroom Family Home located on Nansen Road in the popular Spinney Hills area of Leicester.

The Front Door opens into a welcoming Hallway which provides access to a spacious Lounge, offering a bright and comfortable living area ideal for family living.

Behind the Lounge there is another Reception Room. Also on the Ground Floor is a 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 Rear Garden and a Driveway.

Further benefits include Double Glazing and Gas Central Heating throughout, making this an ideal long term family home situated within close proximity to local amenities, schools and transport links.

Rent: £1450PCM



Call us on

0116 266 9977

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www.seths.co.uk

Council Tax Band

**B**

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<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.

