

AVAILABLE



House - Detached

# CATTERICK WAY LEICESTER LE5 1ER

£2,200 Per  
Month

## FEATURES

- 5 Bedroom House
- Lounge
- Kitchen/Dining Area
- Master Bedroom with En-suite
- Detached Home
- Conservatory
- Downstairs W.C.
- Parking for 3 Cars



 **SETHS**

# 5 Bedroom House - Detached located in Leicester

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

Seths are delighted to present this substantial and well presented 5 Bedroom Family Home located on a private drive on Catterick Way in the highly sought after Hamilton area of Leicester, offering a quiet and exclusive residential setting.

The property benefits from Off Road Parking for up to 3 vehicles, providing both convenience and privacy.

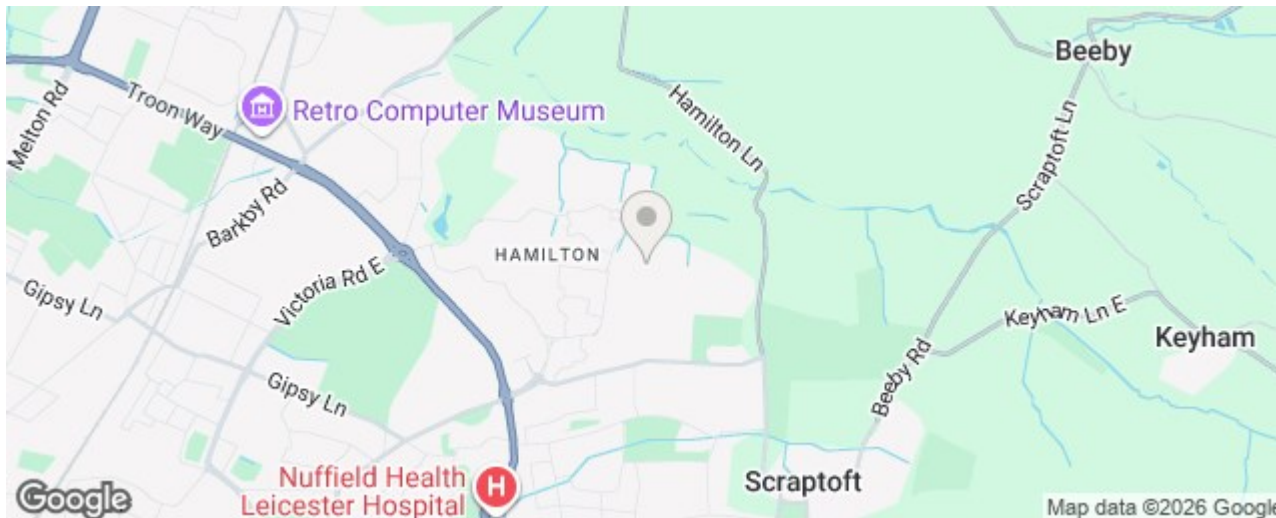
The Front Door opens into a welcoming Hallway which provides access to a spacious Lounge, offering a bright and comfortable living space ideal for family living.

From the Lounge there is access to a modern Fitted Kitchen/Dining Area, comprising Wall and Base Units with Worktop Over, Integrated Hob with Extractor Hood over, Electric Oven and a Sink. The Dining Area leads through to a Conservatory, providing additional living space and views of the Rear Garden.

The property also benefits from a Downstairs W.C/Utility Room, offering practicality for everyday use.

On the First Floor there are 3 well proportioned Bedrooms, including a Master Bedroom with En suite inclusive of a Shower Cubicle, Wash Basin and W.C. There is also a Family Bathroom inclusive of a Bath with Shower Over, Wash Basin and W.C.

On the Second Floor there are a further 2 Bedrooms along with a Shower Room inclusive of a Shower Cubicle, Wash Basin and W.C.



Call us on

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Council Tax Band

**E**

## 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>		
(55-68) <b>D</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.

