

NULL



House - Detached

# GARFIELD PARK LEICESTER LE8 9JY

## £475,000

### FEATURES

- Large Detached Property
- Two Bathrooms
- Spacious Rear Garden
- En Suite
- Four Bedrooms
- Ample Space Car Parking
- Double Garage
- Gas Powered Combination Boiler



 **SETHS**

# 4 Bedroom House - Detached located in Leicester

\*\*\* EXCELLENT FOUR BEDROOM DETACHED PROPERTY - IDEAL FAMILY HOME - NO CHAIN \*\*\*

Seths are proud to present this Modern 4-bedroom detached property in Garfield Park, Leicester situated closely to local schools and amenities. The property benefits from a LOUNGE, DINING ROOM, STUDY ROOM, kitchen, utility room and a W.C.. The kitchen offers tiled flooring, gas hob, and integrated appliances. Upstairs, the master bedroom has an en-suite with bath and shower. Additional bedrooms and a family bathroom complete the upper level. Double garage and well-maintained garden included.

Viewings are by appointment only.



Call us on

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Council Tax Band

F

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</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.