



## 40 Westleigh Road, Leicester, LE3 0HH

Rent My Home proudly offer this spacious ONE BEDROOM APARTMENT located on Westleigh Road, Leicester, LE3!

This ground floor apartment briefly comprises of an entrance hallway, a large lounge, a modern fitted kitchen with white appliances, a spacious double bedroom and a stylish fitted bathroom suite. This property will be inclusive of an electric hob and integrated oven, a washing machine and a fridge/freezer but will otherwise be offered unfurnished.

Westleigh Road is located close by to all local shops and supermarkets so is ideal for working professionals to move in.

Pet-Friendly Renting with Rent My Home

At Rent My Home, we know that pets are part of the family — and we love helping you find a place where everyone feels at home.

Many of our landlords are happy to welcome well-behaved pets. However, not every property is suitable — for example, some flats or buildings have restrictions in their deeds that don't allow pets.

When applying for a pet-friendly home, we'll ask you to complete a simple Pet CV so that landlords can get to know your furry (or feathered!) friend. In some cases, a slightly higher rent may be agreed to cover

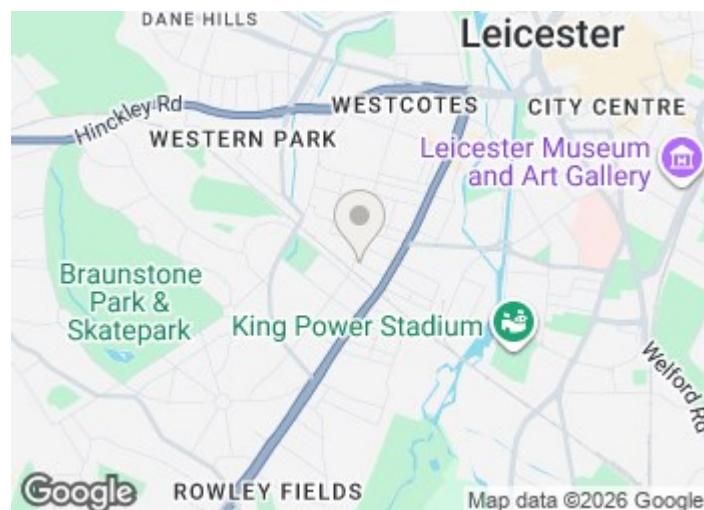
**£650 PCM**

# 40 Westleigh Road

, Leicester, LE3 0HH



- Large Lounge
- Stylish Fitted Bathroom Suite
- Modern Fitted Kitchen with White Appliances
- Good Quality Electric Heating
- Spacious Double Bedroom
- Close to All Local Shops and Supermarkets



## Directions



## Floor Plan

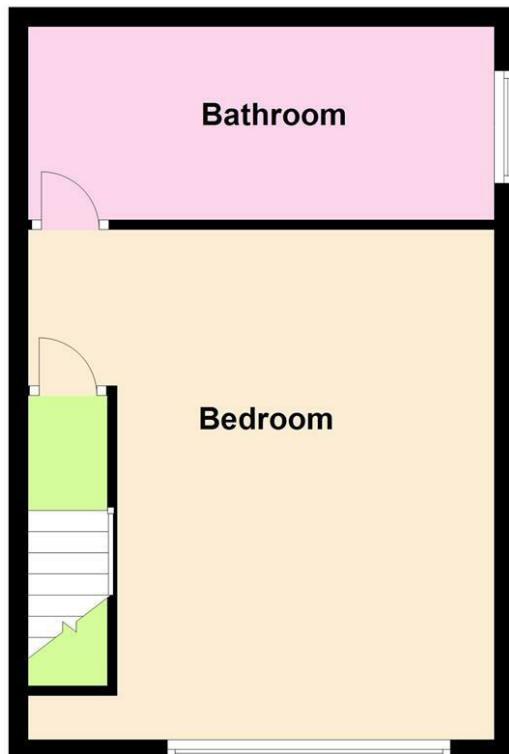
### Ground Floor

Approx. 31.5 sq. metres (339.4 sq. feet)



### Top Floor

Approx. 35.9 sq. metres (386.6 sq. feet)



Total area: approx. 67.4 sq. metres (726.0 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			
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