



affitto

**affitto**  
*estate agents*

**Orchard Street, Ibstock**  
**£795 pcm**

2 bedroom semi-detached house to rent

Affitto Estate agent proudly present to the market this TWO BEDROOM SEMI-DETACHED FAMILY HOME in a highly desired area of Ibstock, Leicestershire.

Upon entrance to the property, there is a sizeable hallway which leads onto two large reception rooms and an under-stair cupboard. Both reception rooms are very bright and airy and have plenty of space to house all required furnishings.

The second reception room can easily be used as a dining area and has ample space for a dining table with chairs.

Adjacent to the second reception room is a good-sized, modern kitchen complete with a built-in fridge/freezer unit and a gas cooker. There is also ample storage capacity via the fitted wall and base units and a sizeable worktop surface is also included. Also fitted in the kitchen is a combi boiler which provides great central heating throughout the property.

Upstairs, there are two spacious bedrooms; one of which is of an extremely large double size and the other a generous sized single room. Both of these bedrooms have enough room to accommodate all furniture items required such as beds, wardrobes, desks and drawers and both prove to be a great space to have available.

The bathroom is of a large size and is complete with a full-size bath tub, a W/C and a hand wash basin. There is also a large storage cupboard available in this room for further storage capacity.

Situated at the rear of this property is a large partially paved, and partially turfed, garden which can be accessed via the rear door of the property as well as being accessible via the side gate of the property.

This garden is very private and enclosed and proves to be a main feature of this property.

On street parking is readily available with this property and all local shops and amenities are within walking distance. Public transport links are easily accessible from this property.

This property is available to view and move in at the END OF DECEMBER!!

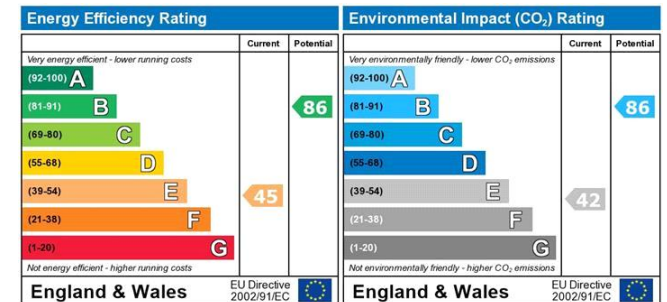
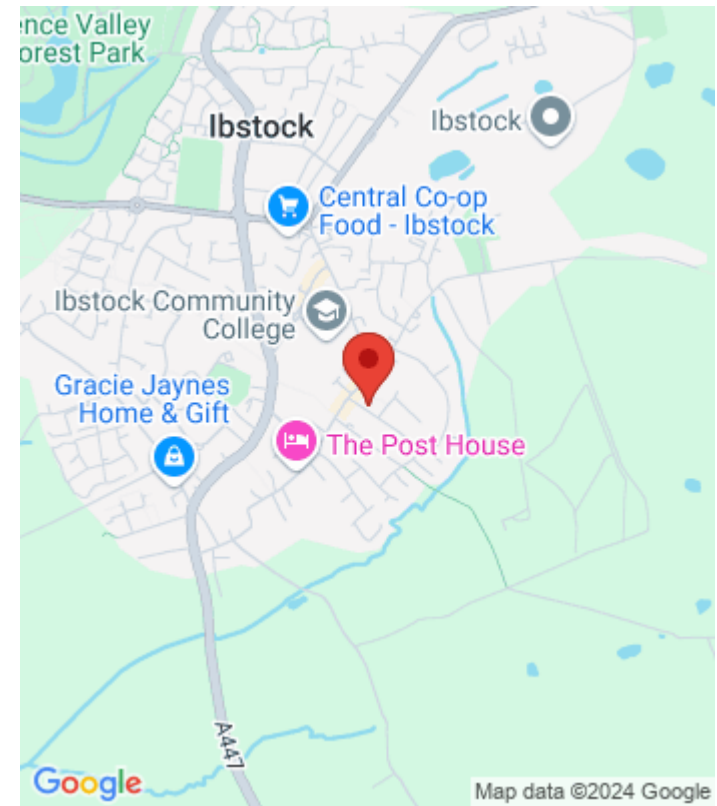
Call us now to book a viewing!!!

Deposit: £917.3

Holding Deposit: £183.46



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>)