



Affitto Estate Agents are proud to offer to the market this stunning TWO BEDROOM END OF TERRACE PROPERTY located in a highly-desired area of Anstey Heights, Leicester.

Upon entrance to this property, there is a sizeable main hallway providing access to all rooms located downstairs.

The first room is a generously-sized modern fitted kitchen which comes complete with integrated appliances and offers up ample storage capacity via the fitted wall and base units as well as incorporating a good-sized worktop surface.

Next up, a large family lounge is made available which also provides easy access to the conservatory area as well. The lounge is finished in immaculate laminate flooring and the conservatory area offers up a bright and inviting atmosphere to this home.

Access to the rear garden is made available through the conservatory too.

Upstairs, there are two double bedrooms and a contemporary fitted bathroom suite. Both bedrooms allow for suitable space to house all required furniture items and provide ample natural light throughout.

Finally, a fresh and clean bathroom is also available and is inclusive of a full-size bath tub with electric shower, a W/C and a hand wash basin.

Located to the rear of this property is a well-maintained part-turfed and part-paved garden. This area proves to be a real feature of this property and offers a warm welcome to this home.

Castle Fields is located in a quiet cul-de-sac within Anstey Heights, Leicester and is close to all local amenities including Beaumont Leys Shopping Centre being less than a five minute walk away.

Viewing is highly recommended, so give us a call today!

Deposit: £1,148



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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) 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		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
	69	89	70
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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 (CO₂)