



Affitto Estate Agents are delighted to present to the market this spacious three-bedroom family home, offering generous living space and a modern finish throughout. Ideally situated in a quiet residential area of Leicester.

The ground floor welcomes you with a spacious entrance hallway leading into a bright and open lounge/dining area. This inviting space is enhanced by large patio doors that open onto the rear garden, creating a seamless indoor-outdoor flow ideal for entertaining or enjoying quiet evenings at home. The extended kitchen is thoughtfully designed and comes fully fitted with high-quality appliances, ample storage, and workspace.

Upstairs, the property offers two well-proportioned double bedrooms and a third single bedroom.

The family bathroom includes a modern suite with a shower over the bath, a hand wash basin and a toilet.

Externally, the front of the property features a smart mono-blocked driveway offering parking for two vehicles, while the rear garden provides a private outdoor space for relaxing.

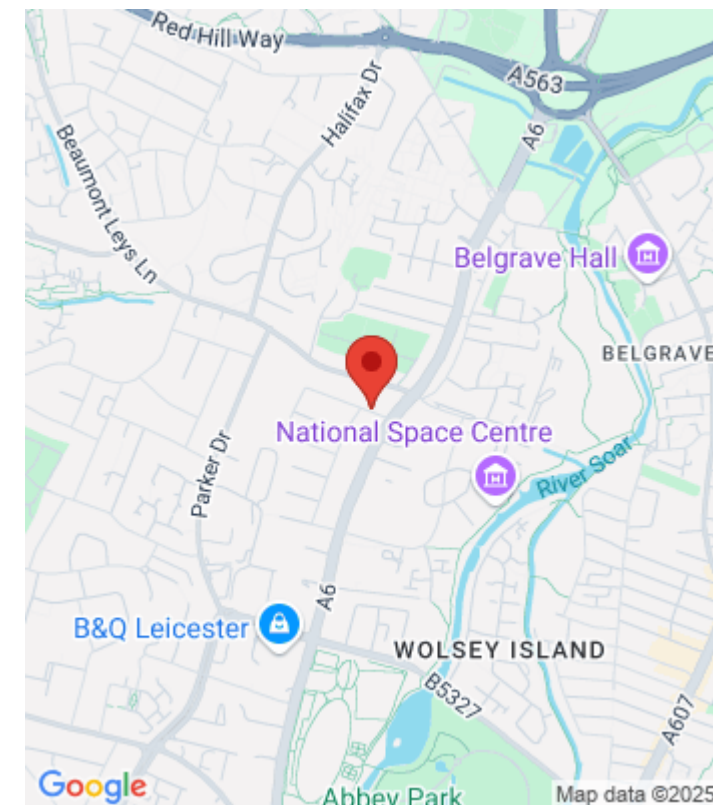
This property is ready to view now so contact us today!

Deposit: £1,200

Holding Deposit: £276.92



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		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
		87
	66	

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.