



## Property Description

Discover this charming three-bedroom semi-detached home available for rent in the sought-after area of Kibworth Beauchamp. Ideally located, it offers easy access to local amenities. Inside, you'll find a generous lounge, a contemporary rear kitchen/diner, three comfortable bedrooms, a shower room, and a secure garden at the back. This property is ready for you to move in now—reach out to us today to schedule your viewing!

The deposit required is £1,211

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		