



## Property Description

Welcome to this charming 2 bedroom cottage-style home nestled in the heart of Kibworth. Step inside and be captivated by its beautifully presented interior, complete with new carpets and fresh decor. The ground floor boasts a front lounge, dining room, kitchen, utility room, and even a cellar. Upstairs, you'll find two cozy bedrooms and a spacious modern family bathroom. Don't forget to explore the delightful garden at the rear of the property. Stay tuned for more photos coming soon! Contact us now to secure your early viewing.

The deposit required is £1,153

## 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		

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		