



## 13 THE MALTINGS LEICESTER, LE3 8ET

£1,200 PCM

Available in the centre of Glenfield, is this lovely three bed, three storey town house.

The property comprises of Entrance Hall with stairs to first floor, Lounge with hard flooring and fire place (not connected). Kitchen/Diner with wall and base units & electric hob and oven, French Doors to the rear garden. On the first floor, you will find the family bathroom with white suite and shower and two bedrooms. To the second floor is the master bedroom with fitted wardrobes and ensuite shower room.

To the outside, there is covered parking with an EV charger and rear garden with shed.

Available early September on an unfurnished basis.

Rent £1200.00 PCM Exclusive of all outgoings Tenancy Deposit £1384.00





**EPC Rating: D    Council Tax Band: C**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>	68		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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