



Wellum Way , Desford, Leicester, LE9 9RH

**MONTHLY RENTAL £1,100**

- Available Now
- New Build
- Garden
- Two Double Bedrooms

- EER: G
- Off road parking
- Downstairs WC
- Centre of Village

## Property Description

This desirable new home is in the sought-after village of Desford. Beautifully presented, unfurnished and available from 21st October. Ideal home for those seeking a village location with excellent amenities as well as boasting parking and a garden to the rear. Compromises entrance hall, fitted kitchen, lounge, garden, ground floor WC, two double bedrooms and a family bathroom.

The deposit required is £1,100

## 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		
Not energy efficient - higher running costs			
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.

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		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.