



Pit Hill , Leicester, LE8 0QR

**MONTHLY RENTAL £900**

• Available Now

• EER: G

## Property Description

Looking for a peaceful retreat in a charming village, yet still conveniently close to the city and main roads? Look no further! This adorable and cozy cottage is ideal for busy professionals or couples seeking a low-maintenance lifestyle. Nestled in the picturesque setting of Smeeton Westerby, just outside of Kibworth, this location offers a range of local amenities, delightful pubs, scenic walks, and more. With two bedrooms, including a small one perfect for a work-from-home office, a cozy living room with an open fire, a modern kitchen and breakfast area, a first-floor bathroom, uPVC double glazing, gas central heating, and a communal yard area, this cottage has everything you need.

The deposit required is £1,038

## 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		
(92-100) 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		
(92-100) 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.