



Fern Ley Close, Market Harborough, LE16 8FY



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**SHELDON  
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# Property Description

A modern detached family home of an exceptional high standard, situated close to the town centre and railway station. The spacious accommodation comprises entrance hall, cloakroom, lounge, separate dining room/family room, modern fitted kitchen/diner with a range cooker, dishwasher and integrated fridge and utility room. To the first floor there are three double bedrooms, the master with built in wardrobes and en-suite and a further single bedroom, family bathroom with shower over bath. To the outside there is an enclosed rear garden and patio area. Shed/storage. Off road parking. Gas central heating. EPC C. Council Tax E. Unfurnished. No pets. Rent £1,600pcm. Deposit £1846. Available mid May on a fixed term twelve month contract with the option to renew.

Andrew Granger & Co will charge a holding fee of £90.00 when you apply for a property.

The holding deposit is a refundable deposit with a deadline for agreement at 15 days after the holding deposit has been received by the agent. If the tenant provides false or misleading information which reasonably affects the decision to let the property to them, fails a right to rent check, withdraws from the proposed agreement (decides not to let) or fails to take all reasonable steps to enter an agreement (ie not responding to reasonable requests for information required to progress the agreement), then the holding deposit will not be returned.

We will inform the applicants in writing with our reason for retaining the holding deposit within 7 days of deciding not to enter the agreement or the 'deadline for agreement'.

Tenants who are proceeding with their application can put the holding deposit towards the advance payment of their first month's rent/damage deposit.





## Key Features

- Detached family home
- Lounge
- Two reception rooms
- Kitchen/diner to include appliances
- Four bedrooms en-suite to master
- Family bathroom
- Enclosed garden. Off road parking
- EPC C. Council Tax E. No pets
- Rent £1,600pcm. Deposit £1846
- Available mid May on a fixed term twelve month contract with the option to renew

**PCM**  
**£1,600 PCM**





EPC Rating - C

Tenure -

Council Tax Band - E

Local Authority  
Harborough District Council



To view this property please contact our Market Harborough office on 01858 431315



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