



Harvest Road, Market Harborough, LE16 9FL



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS

Property Description

We are pleased to offer to the market this desirable, three bedroom property within Lubenham View on the west side of Market Harborough. The accommodation comprises an entrance hall with stairs leading to the first floor, a lovely living room benefiting from a lot of natural light and an under stairs storage cupboard, inner hall with downstairs WC, great sized modern dining kitchen to the rear with patio doors leading to the garden, integrated AEG & Zanussi appliances (microwave/double oven, fridge freezer, washer dryer, gas hob, dishwasher). The middle floor comprises a double bedroom to the rear, further small double bedroom to the front, modern bathroom with a white Villeroy & Boch three piece suite and separate shower and a further landing with the option to use as a small study space which leads to the top floor. The open plan top floor offers as a good sized master double bedroom, leading to a dressing area with fitted wardrobes, the ensuite and a large shower cubicle. To the rear of the property is a beautifully landscaped tiered garden, with patio and lawned area and access to the driveway. Single garage with electricity supply and ample off road parking. No pets. EPC B. Council Tax D. Rent £1,395pcm. Deposit £1,609. Available end of May on a fixed term twelve month contract with the option to renew.

Important Tenancy Information:

- Holding deposit: 1 week's rent
- Full deposit: 5 weeks rent
- In-person viewing required before application is issued
- Holding deposit applied to first month's rent on successful referencing

Non-refundable Criteria:

- False/misleading information provided
 - Failure to complete/sign agreement within 14 days
 - Failing Right to Rent Checks
 - Withdrawal from process after application submission
- Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.





Key Features

- Well presented accommodation
- Lounge
- Kitchen to include appliances
- Master bedroom with fitted wardrobes and ensuite
- Double and single bedroom
- Family bathroom
- Landscaped tiered garden
- Garage and ample off road parking
- Rent £1,395pcm. Deposit £1,609
- Available end May on a fixed term twelve month contract with the option to renew

PCM
£1,395 PCM





EPC Rating - B

Tenure -

Council Tax Band - D

Local Authority
Harborough



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



Part of
**SHELDON
BOSLEY
KNIGHT**
LAND AND
PROPERTY
PROFESSIONALS