



Middle Lane, Market Harborough, LE16 8QA



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**SHELDON  
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# Property Description

Welcome to this stunning four bedroom detached home which has been newly decorated and carpeted throughout. The expansive lounge is perfect for relaxation and entertaining, filled with natural light to create a warm and inviting atmosphere. A dedicated office space provides a quiet area for work or study. The large kitchen is the heart of the home, including appliances, abundant counter space, a utility area and double doors leading to a patio, ideal for outdoor dining and entertaining. The spacious master bedroom comes with fitted wardrobes and an en-suite bathroom. Three additional double bedrooms offer ample space for family and guests, complemented by a well-appointed family bathroom. Practical features include understairs storage, a convenient downstairs WC, a double garage, and off-road parking for multiple vehicles. The large garden offers a perfect outdoor space. Council Tax G. EPC D. Pets considered £25pcm extra. Rent £1,700pcm. Deposit £1,961. Available immediately on a fixed term six 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

- Detached newly decorated home
- Large kitchen with utility area
- Office space and downstairs WC
- Master bedroom with wardrobes and en suite. Three double bedrooms
- Family bathroom
- Large garden with patio area
- Double garage and off road parking.
- EPC D. Council Tax G
- Rent £1,700pcm. Deposit £1,961
- Available immediately on a fixed term twelve month contract with the option to renew

**PCM**  
**£1,700 PCM**





EPC Rating - D

Tenure -

Council Tax Band - G

Local Authority  
Kettering

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



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



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