



**Bates Close, Market Harborough, LE16 7NT**



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**SHELDON  
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# Property Description

Discover this expansive four-bedroom detached family home, offering generous living space and modern amenities. The ground floor features an inviting entrance hall, lounge, dining room, study, a bright conservatory, a well-equipped kitchen/breakfast room, a convenient utility room, and a cloakroom. Upstairs the master bedroom boasts an en-suite bathroom and a dressing room, accompanied by three additional double bedrooms, all with built-in wardrobes. A family bathroom with a separate shower. Additional features include a detached double garage. EPC rating of D and Council Tax band F. Please note that pets are not permitted. The monthly rent is £1900, with a deposit of £2192. Available from mid-July. The initial lease term is six months or twelve months, with an option to renew thereafter.

## 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.



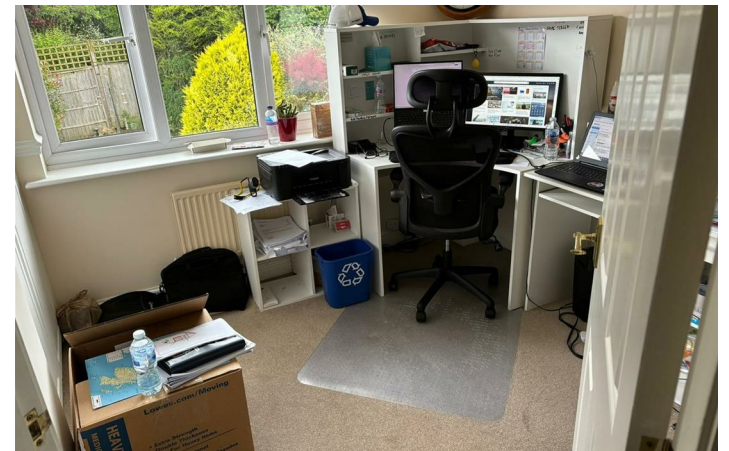


## Key Features

- Expansive four-bedroom detached family home
- Generous living space
- Well equipped kitchen/breakfast room
- Four double bedrooms
- Built in bedroom wardrobe storage
- One en-suite and separate family bathroom
- Detached double garage
- EPC D. Council Tax F
- Rent £1900, Deposit £2192
- Available mid/late July on a fixed term 6 month contract with the option to renew

**PCM**  
**£1,900 PCM**





EPC Rating - D

Tenure -

Council Tax Band - F

Local Authority  
Harborough District Council

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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