



Holdenby Close, Market Harborough, LE16 8JE



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**SHELDON  
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# Property Description

This stunning detached house, perfect for family living. This home features a double garage and offers off-road parking for up to three vehicles. Inside, you'll find four spacious bedrooms, including a luxurious master bedroom with an en suite bathroom. The well-appointed kitchen is complemented by a convenient utility space. The dining room flows seamlessly into the lounge, creating a welcoming and open space for entertaining and everyday living. Additionally, there is a family bathroom and a downstairs office situated just off the front entrance, ideal for those who work from home. Outside, the property boasts a spacious garden, providing an excellent space for outdoor activities and relaxation. EPC D. Council Tax E. Off road parking for 3 vehicles. Double garage. No pets. Rent £1650pcm. Deposit £1903. Available mid/late July on a fixed term 6 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 modern home
- Kitchen / Utility area
- Spacious lounge connecting to dining room
- Conservatory leading to garden
- Large garden
- Off road parking
- Double garage
- EPC D. Council Tax E
- Rent £1650pcm. Deposit £1903
- Available mid to late July on a fixed term 6 month contract with the option to renew

**PCM**  
**£1,650 PCM**





EPC Rating - D

Tenure -

Council Tax Band - E

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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