



**Hill Gardens, Market Harborough, LE16 9EB**



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# Property Description

This detached house in a quiet cul de sac is perfect for family living. This home features a double garage and offers off-road parking for up to three vehicles. Inside, you'll find two double bedrooms, bedrooms, including a master bedroom with fitted furniture and ensuite bathroom. The conservatory 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 cloakroom and a separate dining room/office situated just off the front entrance. Outside, the property boasts a spacious mature garden, providing an excellent space for outdoor activities and relaxation. Pets considered £25pcm extra. EPC D. Council Tax E. Rent £1,450pcm. Deposit £1,673. Available now on a fixed term 6 month contract.

## 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

- Quiet cul de sac
- Mature Gardens
- Double garage
- Main bedroom with fitted furniture
- Ensuite
- Large kitchen with some appliances
- Conservatory. Separate dining room/study
- EPC D, Council tax band E
- Rent £1,450.00pcm. Deposit £1673.00
- Available immediately on a six month contract

**PCM**  
**£1,450 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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