



Naylors

ESTATE AGENTS CHARTERED SURVEYORS



2 Farndon Road

Great Oxendon, Market Harborough, LE16 8LZ

£1,700 Per Calendar Month



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LOCATION

The village of Great Oxendon lies in close proximity to the town of Market Harborough. Amenities include a refurbished public house, parish church, village hall and farm shop. A golf course, fishing lakes and tea room are in close proximity. The town of Market Harborough offers a comprehensive range of shops, bars, restaurants, leisure and recreational facilities, theatre and schooling. A mainline rail link to London St. Pancras International allows access to the city within little over an hour. The village also benefits from nearby motorway links to the M1, M6 and A14.

ACCOMMODATION

Accessed via a block paved, gated driveway with open front porch and door leading to:

HALLWAY

With all principle accommodation off.

SITTING ROOM

With log burner and patio doors to the garden, windows to rear elevation.

KITCHEN

With a generous range of wall and base units with preparation worktop over, single sink with drainer, integrated fridge freezer, dishwasher, double oven, hob and extractor hood. Window to front elevation and patio doors to garden.

STUDY

With window to rear elevation.

SHOWER ROOM

With WC, vanity unit with sink, illuminated bathroom mirror, heated towel rail and walk in shower, window to rear elevation.

UTILITY ROOM

With base units, single sink with drainer and space and plumbing for a washing machine. Window to front elevation and side access door to driveway.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

With window to front elevation, en suite shower room with WC, vanity unit with sink, illuminated bathroom mirror, heated towel rail and walk in shower, window to side elevation.

BEDROOM TWO

With window to side elevation.

BEDROOM THREE

With window to side elevation.

BEDROOM FOUR

With window to front elevation.

BATHROOM

With WC, vanity unit with sink, illuminated bathroom mirror, heated towel rail and bath, velux window to rear elevation.

OUTSIDE

To the front of the property is a block paved driveway providing ample off road parking for multiple vehicles. To the side of the property is an easily maintained garden which is laid to lawn and fully enclosed.

ADDITIONAL INFORMATION

The property benefits from underfloor heating provided by air source heat pump, and double

Tel: 01858 450020

glazing throughout.

Council Tax band F - 2025/26 £3,421.42

EPC B

HOLDING DEPOSIT

A holding deposit of one weeks rent is required to reserve a property and will be held by the agent for a period of up to 14 days. At the end of this period, the deposit will be refunded to you or be offset against your rent unless any of the proposed tenants or guarantors withdraw from the tenancy, fail a Right to Rent check, provide false or misleading information, or fail to enter into a tenancy by the deadline despite all reasonable steps being taken by the agent.

William Naylor Limited trading as Naylor's Estate Agents is a member of the Property Redress Scheme and the RICS Client Money Protection Scheme.



Road Map



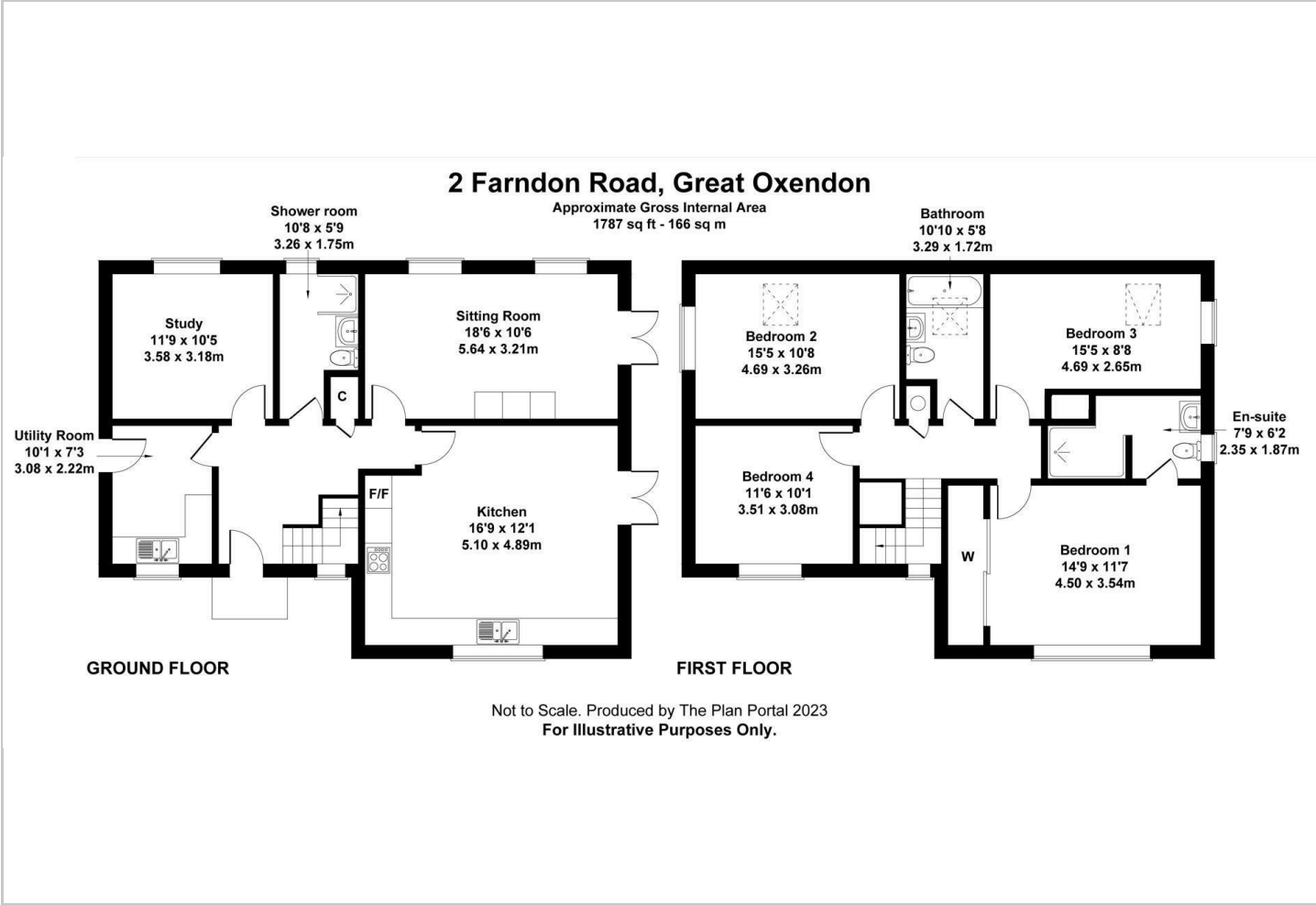
Hybrid Map



Terrain Map



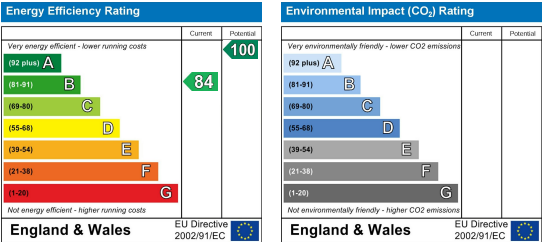
Floor Plan



Viewing

Please contact our Market Harborough Office on 01858 450020 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.