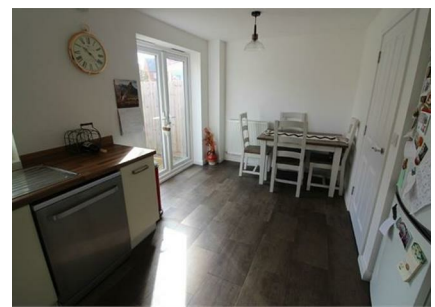


56 Limner Street, Market Harborough, LE16 9HQ



£1,300 Per Month

Well located towards the Southern outskirts of town is this modern three storey town house offered in impeccable decorative order. The unfurnished accommodation comprises: Entrance hall, downstairs WC, lounge, inner lobby, fitted kitchen/breakfast room, landing, two double bedrooms, bathroom, second floor landing, master bedroom and en-suite shower room. There is also a lawned rear garden, off road parking and a single garage. Sorry no pets. Available Early August.

Service without compromise

Entrance Hall

Radiator. Door to lounge and door to:-

Cloakroom W.C.

Wash hand basin and low level WC. Radiator. Vinyl flooring. Extractor fan.

Lounge 14'9" x 12'3" (4.50m x 3.73m)



Double glazed bay window, with fitted shutters, to the front elevation. Two radiators. Television point. Telephone point. Under stairs storage cupboard. Door to:-

Inner Lobby

Stairs rising to the first floor. Radiator. Door to:-

Kitchen/Diner 15'5" x 10'5" (4.70m x 3.18m)



Range of modern fitted base and wall units. Laminated work surfaces and splash backs. Fitted oven and four ring gas hob beneath stainless steel extractor hood. Space and plumbing for automatic washing machine and dishwasher. Stainless steel one and a half sink and drainer. Vinyl flooring. Radiator. Shuttered double glazed window to the rear elevation. Wall mounted gas fired central heating boiler. Double glazed French doors opening out to the rear garden.

(Kitchen/Diner Photo Two)

Landing

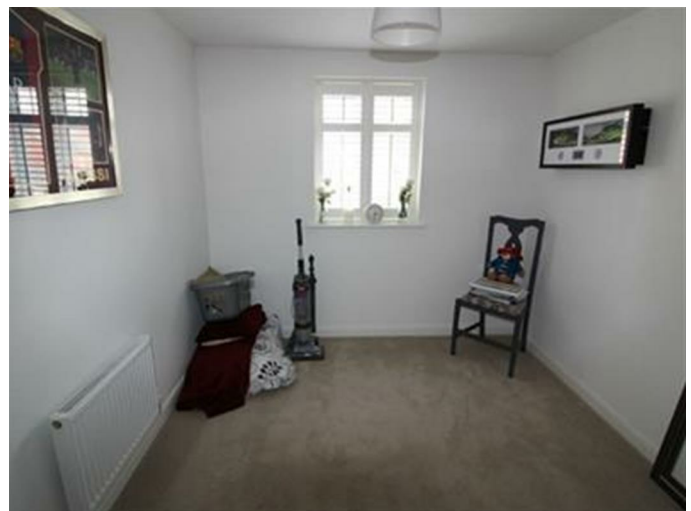
Airing cupboard housing lagged hot water cylinder. Timber balustrade. Doors to rooms.

Bedroom Two 13'6" x 8'8" (4.11m x 2.64m)



Shuttered double glazed window to the rear elevation. Radiator.

Bedroom Three 11'11" x 8'8" (3.63m x 2.64m)



Shuttered double glazed window to the front elevation. Radiator.

Bathroom



Panelled bath. Pedestal wash hand basin. Low level WC. Vinyl flooring. Heated towel rail. Complementary tiling. Opaque double glazed window.

Inner Landing

Shuttered double glazed window to the front elevation. Radiator. Stairs rising to the first floor.

Master Bedroom 19'7" x 11'4" (5.97m x 3.45m)



Two double glazed Velux windows to the rear and a double glazed shuttered window to the front. Fitted wardrobes. Access to loft space. Two radiators. Television point. Door to:-

(Master Bedroom Photo Two)

En-Suite Shower Room



Tiled double shower cubicle with power shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail. Electric shaver point. Complementary tiling. Vinyl flooring.

Outside



To the rear of the house the garden is laid mainly to lawn with a paved patio area. It is enclosed by timber lap fencing and there is pedestrian gated access to the parking area and garage.

Garage

Single garage in a block with up and over door and parking for one/two cars in front.

Additional Information

Council tax band D

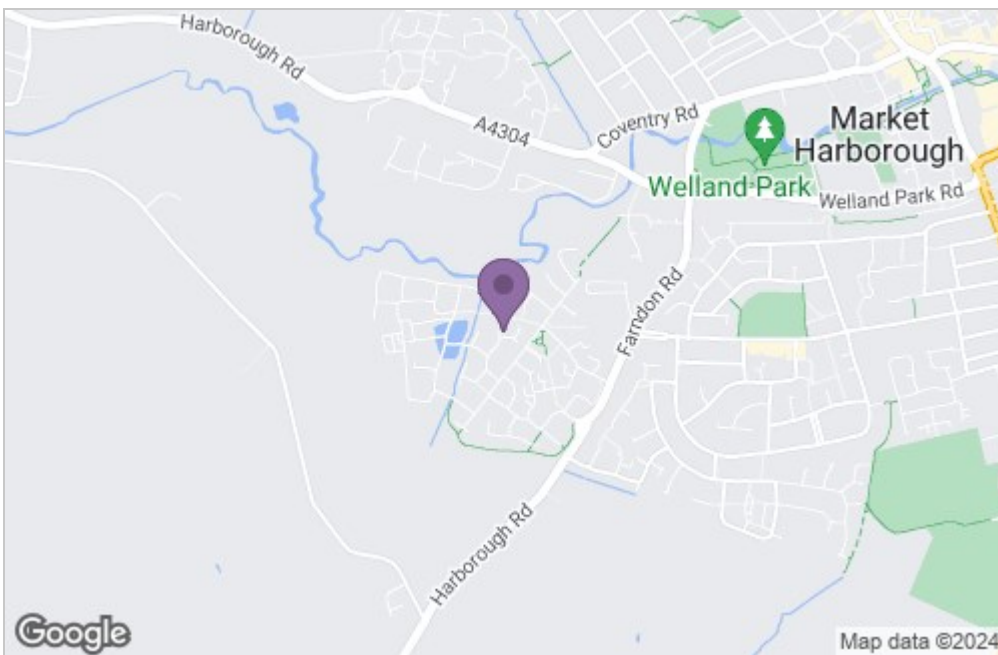
Deposit (based on rent of £1 300 per calendar month) of £1 500

Holding deposit of one weeks rent £300

Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

Area Map



Energy Efficiency Graph

