

1 Freshman Way, Market Harborough, LE16 9GN



£1,500 Per Month

A substantial three storey family home well situated at the edge of the popular Farndon Fields estate. The property is offered in immaculate decorative order with private easy maintenance gardens. The accommodation briefly comprises: Entrance hall, cloakroom/WC, fully fitted kitchen/diner, lounge, conservatory, four double bedrooms, en-suite shower room and family bathroom. There is also a single garage and off road parking. The property is offered unfurnished and is available August.

Service without compromise

Entrance Hall

Boxed radiator. Fitted under stairs cloaks cupboard. Stairs rising to the first floor. Telephone point. Doors to rooms.

Cloakroom/WC

Pedestal wash hand basin and low level WC. Radiator. Wood laminate effect vinyl flooring. Extractor fan.

Kitchen/Diner 13'5" x 11'5" (4.09m x 3.48m)



Range of fitted white high gloss fronted base and wall units. Black granite work surfaces with matching splash backs and moulded drainer. Stainless steel one and a half sink. Fitted appliances to include: Double oven and four ring electric induction hob beneath stainless steel extractor hood, fridge and freezer, automatic dishwasher and washing machine. Radiator. Wall mounted combination central heating boiler. Upvc double glazed bay window to the side elevation. Double glazed window to the front elevation.

(Kitchen/Diner Photo Two)



Lounge 13'10" x 13'6" (4.22m x 4.11m)



Double glazed window to the front elevation and double glazed French doors opening out to the conservatory. Fitted electric fire and 'Adam' style surround. Television point. Radiator.

(Lounge Photo Two)



Conservatory 10'2" x 9'4" (3.10m x 2.84m)



Upvc double glazed French doors leading outside. Tile effect vinyl flooring.

First Floor Landing

Radiator. Stairs rising to the first floor. Doors to bedrooms one and two.

Bedroom One 13'7" x 10'9" (4.14m x 3.28m)



Double glazed windows to the front and side elevations. Radiator. Television point. Door to:-

(Bedroom One Photo Two)



En-Suite Shower Room



Double shower cubicle with mains shower fitment. Wash hand basin with vanity unit. Low level WC. Complementary tiling. Heated towel rail. Extractor fan. Electric shaver point. Wood laminate flooring. Opaque double glazed window.

Bedroom Two 13'7" x 8'10" (4.14m x 2.69m)



Double glazed windows to the front and side elevations. Radiator. Fitted wardrobes.

(Bedroom Two Photo Two)



Second Floor Landing

Timber balustrade. Radiator. Access to loft space. Doors to rooms.

Bedroom Three 13'6" x 11'6" (4.11m x 3.51m)



Double glazed windows to the front and side elevations. Radiator.

Bedroom Four 13'7" x 10'6" (4.14m x 3.20m)



Double glazed windows to the front and side elevations. Airing cupboard housing lagged hot water tank. Radiator.



Bathroom



Panelled bath with mains shower fitment over. Pedestal wash hand basin. Low level WC. Wood laminate flooring. Complementary tiling. Heated towel rail. Opaque double glazed window.

Outside



To the front of the property is a paved pathway with wrought iron fencing. There is outside lighting and gated access to the rear garden.

The rear garden has been mainly hard landscaped for easy maintenance. It is paved and gravelled with conifers and raised beds and is enclosed by high fencing and a brick wall. There is further gated access to the parking area.

(Outside Photo Two)



Garage 17'3" x 8'11" (5.26m x 2.72m)

Remote controlled up and over door. Power and lighting and personal door to the rear garden. Parking for one further car in front.

Additional Information

Council tax band D

Deposit based on £1500 rent per calendar month amounting to £1730

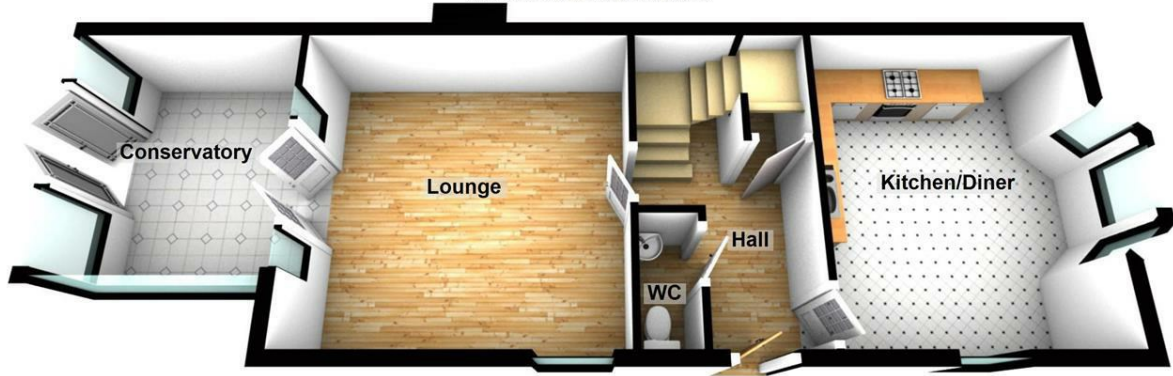
Holding deposit equivalent to one weeks rent £346

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

Floor Plan

Ground Floor

Approx. 51.3 sq. metres (551.8 sq. feet)



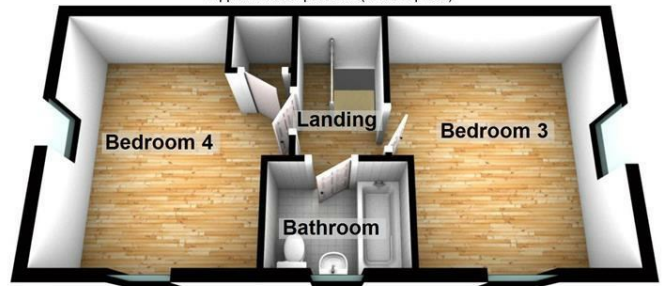
First Floor

Approx. 34.5 sq. metres (371.2 sq. feet)



Second Floor

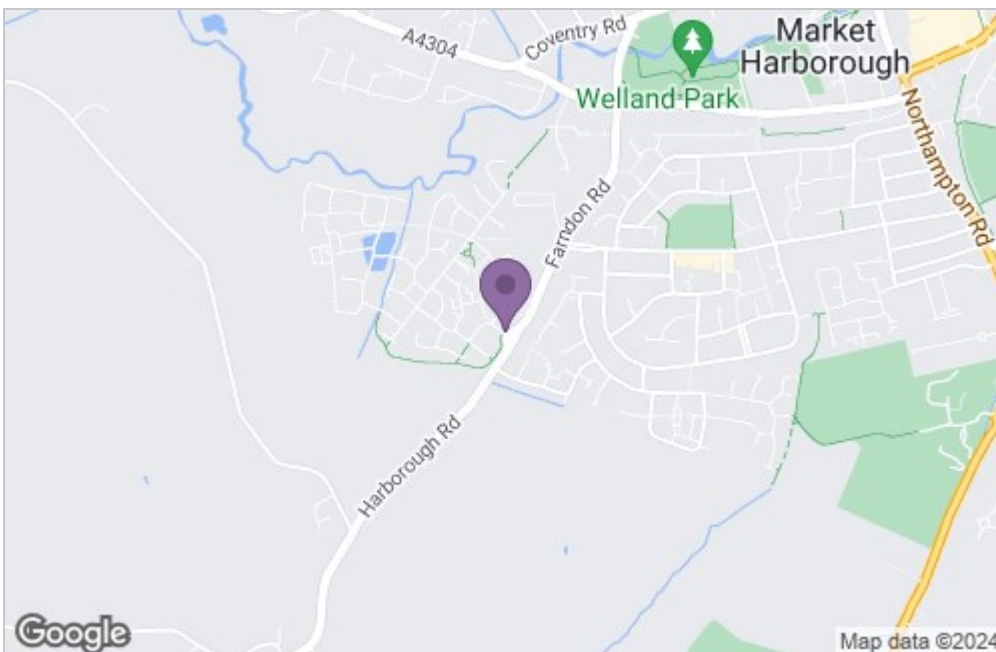
Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 120.9 sq. metres (1301.6 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B	81	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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