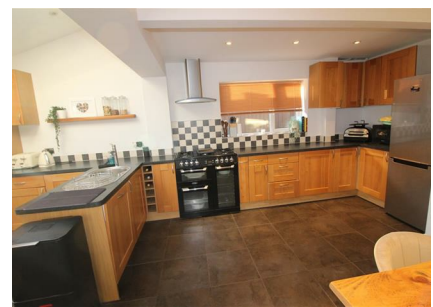


## 9 Lincoln Court, Market Harborough, LE16 7HT



### £1,150 Per Month

An immaculately presented semi detached family home offering spacious extended accommodation in a popular area towards the Northern edge of town. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, extended kitchen/dining room with fitted appliances, landing, three bedrooms and modern shower room. There are also enclosed front and rear gardens, a residents parking area and single garage in a block. The property is offered unfurnished and will be available from mid August.

*Service without compromise*



## Entrance Hall

Accessed via a composite double glazed front door. Wood laminate flooring. Door off to: Living Room. Stairs rising to: First Floor. Radiator.

## Lounge 12'10" x 11'1" (3.91 x 3.38)

UPVC double glazed window to front aspect. TV and telephone point. Radiator. Wood laminate flooring. Double doors leading through to: Kitchen/Living/Diner.

(Lounge Photo Two)

## Kitchen / Diner 20'9" x 14'2" (6.32 x 4.32)

Having a selection of fitted base and wall units with roll edge laminate worktop over and inset stainless steel single bowl sink and drainer. Integrated appliances include: dishwasher and washing machine, freestanding range cooker with extractor over and freestanding fridge/freezer. UPVC double glazed window to side aspect. Two Velux windows to rear aspect and tri-fold double glazed doors onto the rear garden. Two radiators. Access to under stairs storage cupboard. Tiled flooring.

(Kitchen / Diner Photo Two)

(Kitchen / Diner Photo Three)

## First Floor Landing

Wood laminate flooring. Airing cupboard housing lagged hot water tank. Access to loft space. Doors to rooms.

## Bedroom One 12'2" x 8'5" (3.71 x 2.57)

12' 2" x 8' 5" (3.71m x 2.57m) UPVC double glazed window to front aspect. Radiator. TV point. Fitted wardrobes to alcove.

## Bedroom Two 9'3" x 8'2" (2.82 x 2.49)

9' 3" x 8' 2" (2.82m x 2.49m) UPVC double glazed window to rear aspect. Wood laminate flooring. Radiator.

## Bedroom Three 9'3" x 5'5" (2.82 x 1.65)

9' 3" x 5' 5" (2.82m x 1.65m) UPVC double glazed window to rear aspect. Wood laminate flooring. Radiator.

## Shower Room 6'7" x 5'7" (2.01 x 1.70)

6' 7" x 5' 7" (2.01m x 1.70m) Comprising: Low level WC, hand basin with vanity storage below and double corner shower cubicle. Chrome heated towel rail. Vinyl flooring. UPVC double glazed window to side aspect.

## Front Garden

To the front of the property is a low maintenance garden, enclosed by picket fencing. There is a paved pathway leading down to the front door. Side access to the rear can be found via a pedestrian gate.

## Rear Garden

The rear garden is mainly paved and stepped for easy maintenance. It is private, being enclosed by timber lap fencing, and there is a useful timber garden store.

## Garage

The property comes with a single garage, in a block, located at the end of Lincoln Court. There are also resident parking bays at the entrance to Lincoln Court.

(Rear Garden Photo Two)

## Energy Performance Certificate

### Additional Information

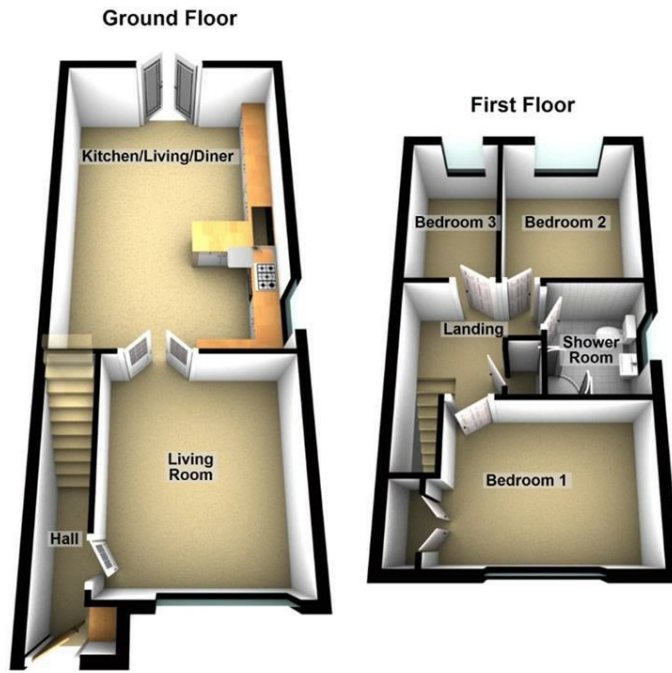
Council tax band B

Deposit based on rent of £1150pcm is £1326

Holding deposit equivalent to one weeks rent £265

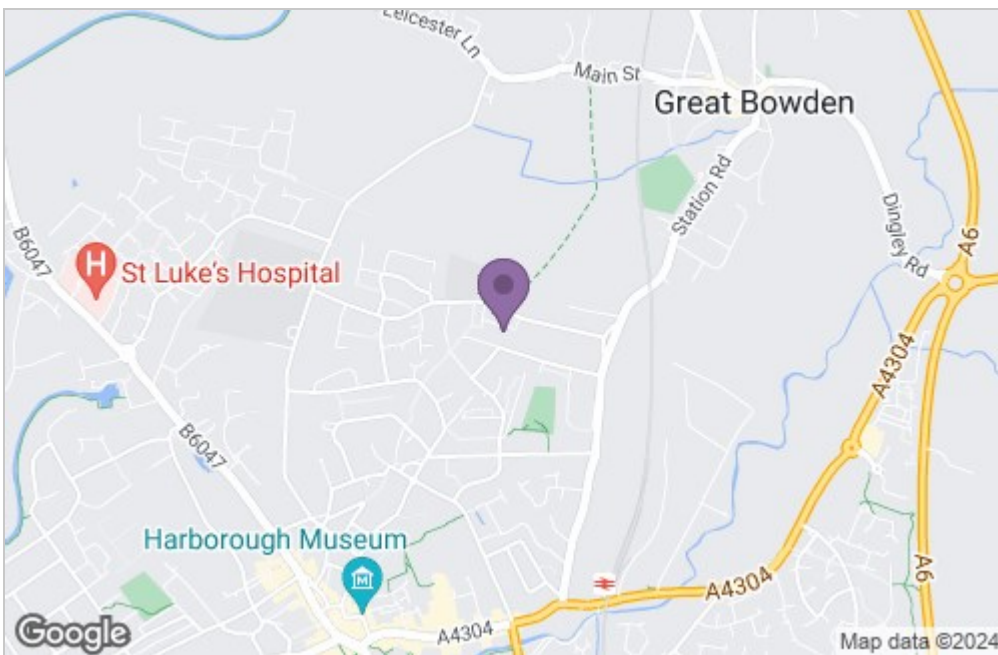
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

## Floor Plan



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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

