

1 Roberts Close, Market Harborough, LE16 7DQ



£1,700 Per Month

Well situated on the prestigious Wellington Place development on the North Western edge of town and two minutes walk to the canal, is this beautifully presented and spacious home. The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs WC, lounge, fitted kitchen/diner, utility room, landing, four bedrooms, en-suite and family bathroom. There are also lawned and private wraparound gardens, off road parking for two cars and a single detached garage. The property is offered unfurnished and will be available from early October 2024.

Service without compromise

Entrance Hall



Accessed via double glazed composite front door. Vinyl flooring. Stairs rising to the first floor. Radiator. Doors to rooms.

Cloak Room/WC



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

Kitchen/Diner 21'1" x 9'7" (6.43m x 2.92m)



Double glazed dual aspect windows. Range of fitted base and wall units. Wood effect laminated work surfaces and splash backs. Fitted double oven and four ring gas hob beneath stainless steel extractor hood. Fitted fridge,

freezer and automatic dishwasher. Stainless steel one and a half sink and drainer. Two radiators. Inset ceiling downlighters. Door to:-

Utility Room 8'9" x 6'7" (2.67m x 2.01m)



Fitted base storage units. Wood effect laminated work surfaces and splash backs. Space and plumbing for automatic washing machine and space for tumble dryer. Radiator. Gas fired combination central heating boiler. Double glazed composite door leading out to the rear garden.

Lounge 21'2" x 11'4" (6.45m x 3.45m)



Double glazed window to the front elevation. Double glazed French doors opening out to the rear garden. Two radiators. Television point.

Landing



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

Bedroom One 12'9" x 11'6" (3.89m x 3.51m)



Double glazed window to the front elevation. Fitted wardrobes. Radiator. Telephone point. Television point. Door to:-

En-Suite Shower Room



Large tiled shower cubicle with power shower fitment. Wash hand basin. Low level WC. Heated towel rail. Airing cupboard housing hot water cylinder. Vinyl flooring. Opaque double glazed window.

Bedroom Two 10'7" x 9'7" (3.23m x 2.92m)



Double glazed window to the front elevation. Radiator. Built in wardrobe. Television point.

Bedroom three 9'8" x 8'0" (2.95m x 2.44m)



Double glazed window to the rear aspect. Built in wardrobes. Radiator. Television point.

Bedroom Four 8'3" x 8'0" (2.51m x 2.44m)



Double glazed window to the rear aspect. Radiator. Television point.

Bathroom



Panelled bath with mixer shower attachment. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Electric shaver point. Vinyl flooring. Opaque double glazed window.

Outside



To the front of the property is a small lawned area, paved path and storm porch with outside lighting. There is side hardstanding for two cars in front of the garage and gated side pedestrian access to the rear garden. The rear garden is of a good size extending to the rear and sides of the house and is laid mainly to lawn with a paved patio area. It is enclosed by timber lap fencing.



Garage



Single brick constructed detached garage with up and over door.

Rear of property



Additional Information

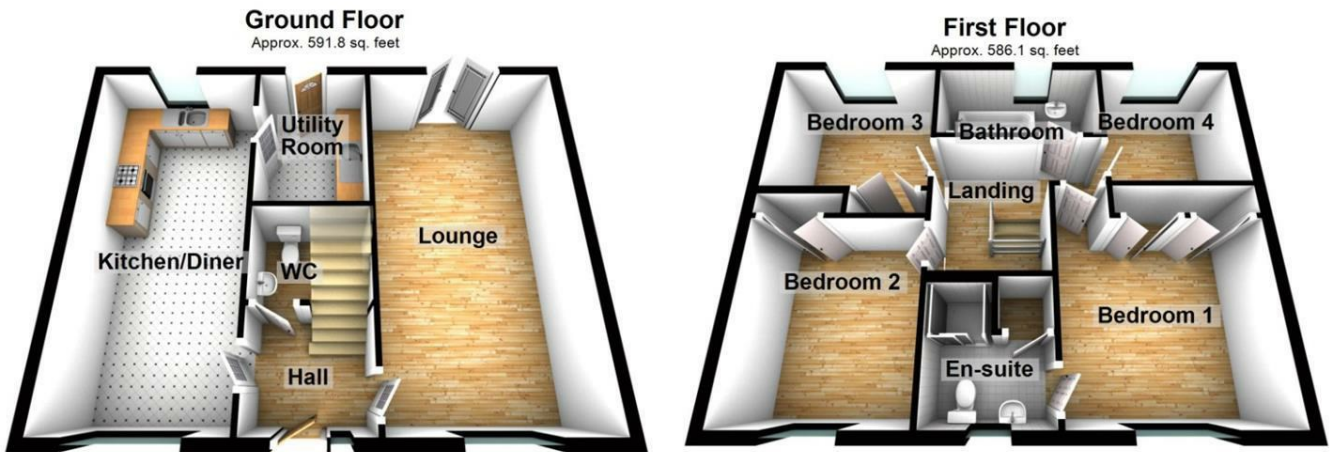
Council tax band E

Deposit based on rent of £1700 per calendar month of £1961

Holding deposit equivalent to one weeks rent £392

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

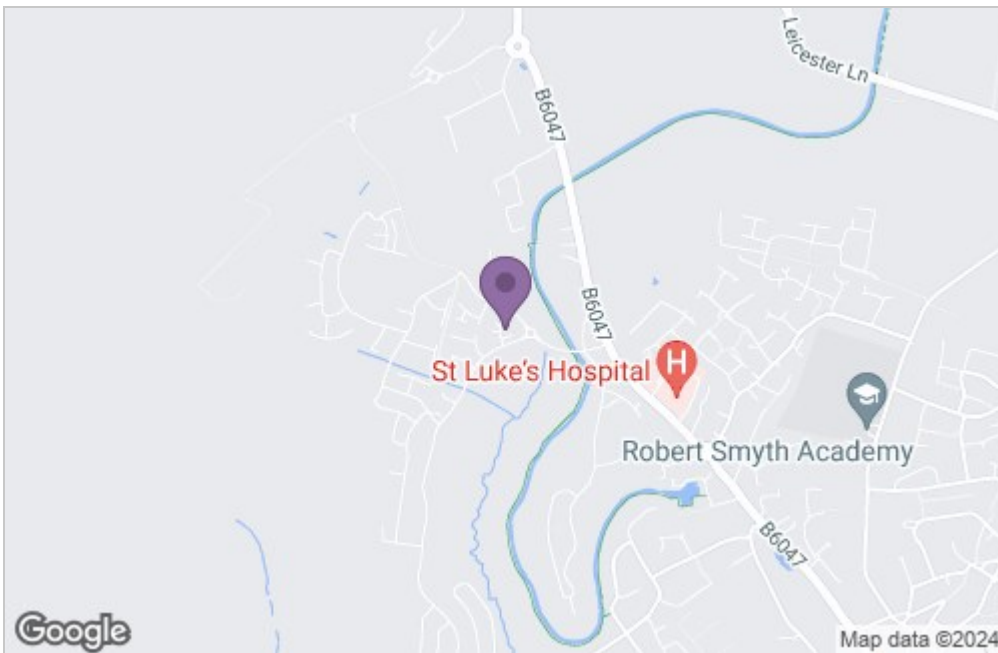
Floor Plan



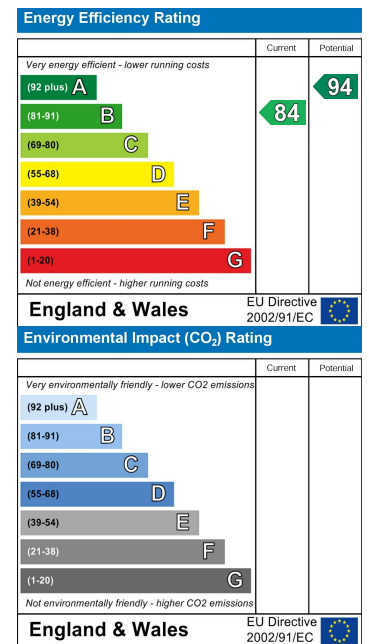
Total area: approx. 1177.9 sq. feet

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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