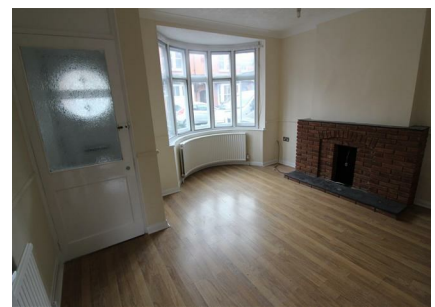


20 Granville Street, Market Harborough, LE16 9EX



£1,200 Per Month

A substantial bay fronted period home well situated in this popular market town. The property has recently undergone refurbishment to include a new kitchen and bathroom. The gas centrally heated accommodation comprises: Entrance hall, lounge, inner hall, dining room, kitchen/breakfast room, rear porch, downstairs shower room/WC, landing, three good sized bedrooms and brand new bathroom. There is also a private garden and brick built outbuilding. The property is offered unfurnished and is available late September.

Service without compromise

Porch

Accessed via opaque double glazed composite front door. Laminate flooring. Opaque glazed door to:-

Lounge 12'7" x 10'0" (3.84m x 3.05m)



Secondary glazed bow window to the front elevation. Radiator. Wood laminate flooring. Brick constructed fireplace. Television point. Telephone point. Under stairs storage cupboard. Door to lounge and door to:-

Inner Hall

Stairs rising to the first floor. Door to:-

Dining Room 12'7" x 10'4" (3.84m x 3.15m)



Secondary window to the rear aspect. Wood effect vinyl flooring. Radiator. Doorway to:-

Kitchen/Breakfast Room 15'0" x 7'10" (4.57m x 2.39m)



Brand new range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob with stainless steel extractor hood over. Space and plumbing for automatic washing machine. Space for fridge and freezer. Stainless steel sink and drainer. Laminate flooring. Two double glazed windows to the side elevation. Doorway to:-

Rear Porch

Opaque glazed door leading outside. Wood laminate flooring. Airing cupboard housing gas fired combination central heating boiler. Sliding door to:-

Shower Room/WC

Tiled shower cubicle with electric shower fitment. Low level WC. Radiator. Extractor. Opaque double glazed window.

First Floor Landing

Access to loft space. Doors to rooms.

Bedroom One 15'9" x 10'0" (4.80m x 3.05m)



Two secondary glazed windows to the front elevation. Fitted wardrobes. Television and telephone point. Radiator.

Bedroom Two 11'9" x 10'5" (3.58m x 3.18m)



Secondary glazed window to the rear aspect, Door to large walk in wardrobe. Radiator. Wood laminate flooring.

Bedroom Three 9'0" x 7'11" (2.74m x 2.41m)



Double glazed window to the rear elevation. Radiator.

Bathroom



Brand new suite comprising panelled bath with electric shower fitment over, pedestal wash hand basin and low level WC. Heated towel rail. Electric shaver point. Opaque secondary glazed window.

Outside



To the front of the property is a small gravelled forecourt with wrought iron fencing and gate, and a storm porch. There is side gated pedestrian access to the rear garden. The rear garden includes a concreted and paved patio area and lawn with raised beds. It is enclosed by timber lap fencing.

Outbuilding 15'9" x 6'1" (4.80m x 1.85m)

Brick constructed store with power and lighting.

Additional Information

Council tax band B

Holding deposit based on £1200 rent per calendar month amounting to £276

Damage deposit based on £1200 rent per calendar month amounting to £1384

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

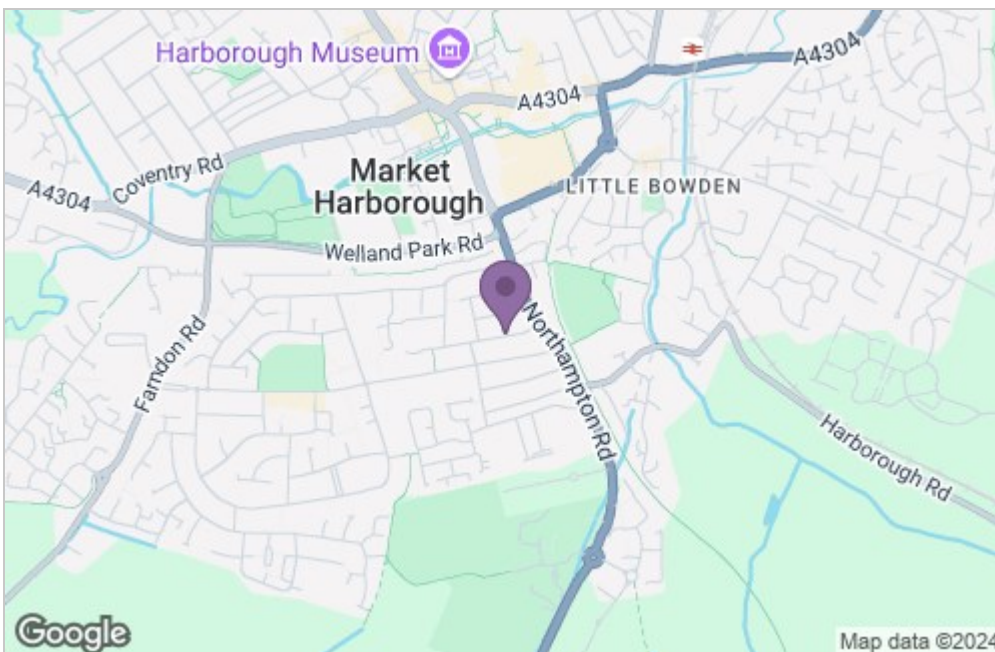
Floor Plan



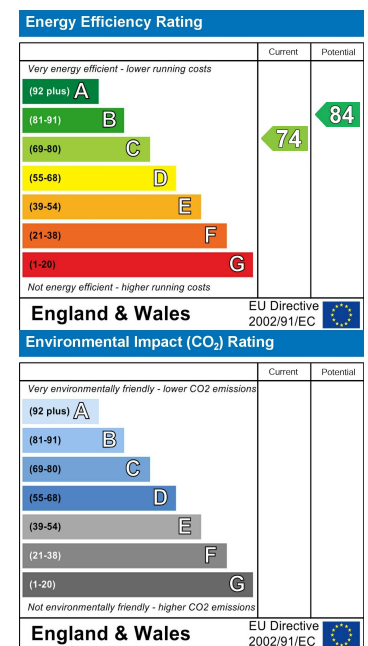
Total area: approx. 90.4 sq. metres (972.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise