

## 4 Owen Way, Market Harborough, LE16 7EA



### £2,000 Per Month

A virtually new detached home offering versatile family accommodation and well situated on the Western outskirts of town. The property is offered unfurnished and is in immaculate decorative order. Accommodation briefly comprises: Entrance hall, utility room/WC, study, lounge, dining room, fitted kitchen/breakfast room with appliances, landing, four good sized bedrooms, en-suite and bathroom. There is also an enclosed garden, off road parking for two cars and a single garage. Available early June.

Entrance Hall



Accessed via composite front door. Tiled flooring. Radiator. Stairs rising to first floor with under-stairs storage cupboard. Fitted meter cupboard. Doors to rooms.

Lounge 15'5" x 12'8" plus bay window (4.70m x 3.86m plus bay window)



Double-glazed bay window to front elevation. Two radiators. Ceramic tiled flooring. Television point. Double doors through to kitchen/breakfast room.

(Lounge Photo Two)



Kitchen/Breakfast Room 26'6" x 10'8" (8.08m x 3.25m)



Double-glazed French doors opening out to rear garden. Two double-glazed picture windows to rear. Range of white high-gloss fronted fitted base and wall units. Solid quartz work-surfaces with matching splash-backs. Timber effect fitted breakfast bar. Fitted appliances to include double oven, fridge and freezer, automatic dishwasher, induction hob and stainless steel extractor hood. Concealed under-surface and skirting board lighting. Fitted wine fridge. Stainless steel double sink. Wall mounted gas-fired combination central heating boiler.



(Kitchen Area)



Utility Room / WC 6'11" x 5'5" (2.11m x 1.65m)



(Breakfast Area)



Solid quartz work-surface and splash-back with inset stainless steel double sink and moulded drainer. Fitted base units. Fitted automatic washing machine. Heated towel rail. Tiled flooring. Low-level WC.

Study 8'6" x 6'10" (2.59m x 2.08m)



Double-glazed window to front elevation. Ceramic tiled flooring. Radiator. Telephone point. Fitted inset down-lighters.

(Study Photo Two)



(Bedroom One Photo Two)



## First Floor Landing

Access to insulated loft space. Airing cupboard housing hot water tank. Radiator. Doors to rooms.

## Bedroom One 12'2" x 12'8" (3.71m x 3.86m)



Double-glazed window with view over playing fields to front aspect. Fitted wardrobes. Radiator. Door to en-suite.

## En-Suite



Double shower cubicle with mains shower fitment. Wash hand basin with vanity unit below. Low-level WC. Heated towel rail. Opaque double-glazed window. Complementary tiled flooring and walls. Electric shaver point.

Bedroom Two 13'1" x 10'1" (3.99m x 3.07m)



Double-glazed window with open aspect to front. Radiator. Fitted wardrobes.

(Bedroom Two Photo Two)



Bedroom Three 12'0" x 9'10" (3.66m x 3.00m)



Double-glazed window to rear elevation. Radiator.

(Bedroom Three Photo Two)





Bedroom Four 10'10" to wardrobe doors x 9'0"  
(3.30m to wardrobe doors x 2.74m)



Fitted wardrobes. Double-glazed window to rear aspect. Radiator.

## Bathroom



Panelled bath with mains shower fitment over. Wash hand basin with vanity unit below. Low-level WC. Complementary tiling. Heated towel rail. Opaque double-glazed window.

## Front

Lawned area with hedge and borders. Storm porch. Tarmac parking for two cars. Side gated pedestrian access to rear garden.

(View to Front)



## Rear



Lawned area. Paved and decked patios. Timber garden store. Enclosed by timber lap fencing.

## Additional Information

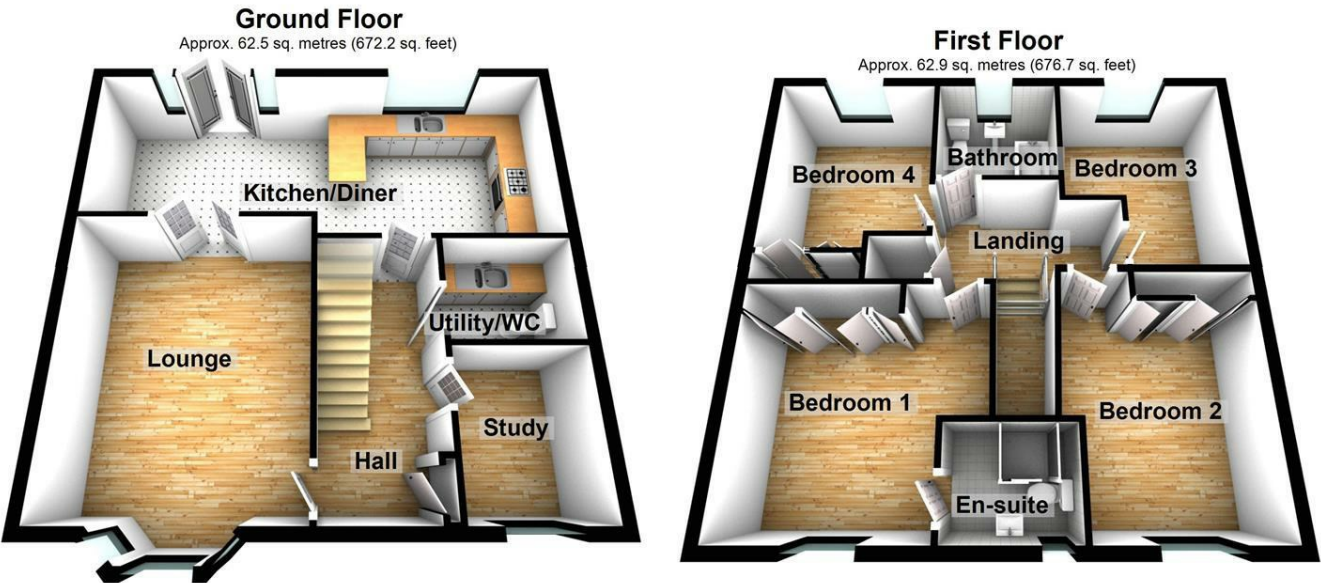
Council tax band E

Holding deposit based on £2000 rent per calendar month amounting to £461

Damage deposit based on £2000 rent per calendar month amounting to £2307

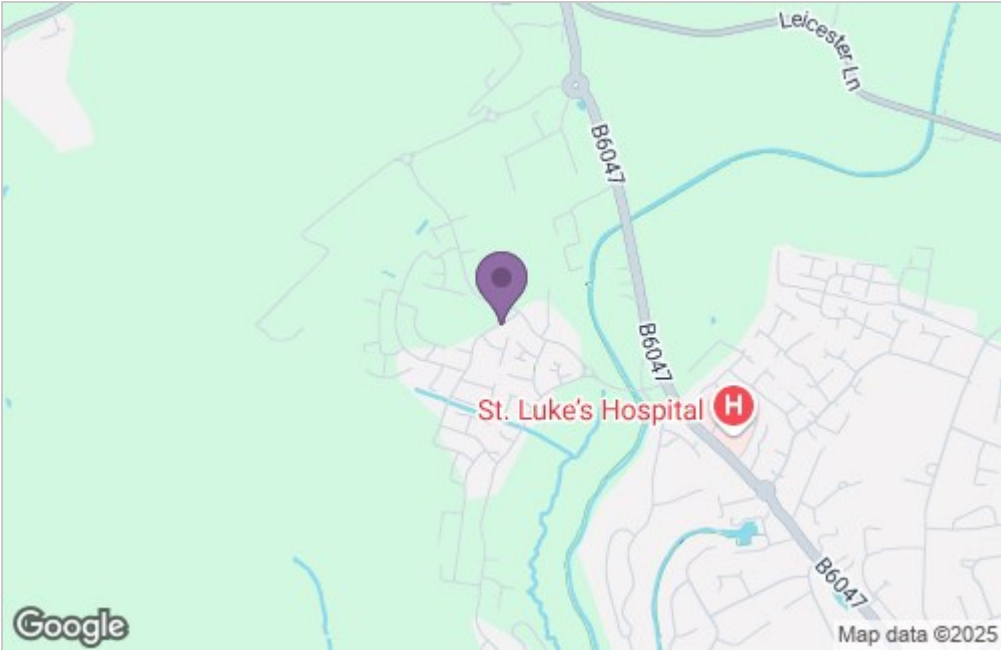
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

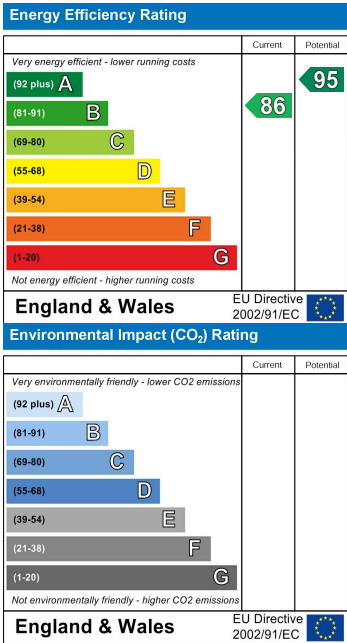


Total area: approx. 125.3 sq. metres (1349.0 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise