

6, The Mews off 38 Fairfield Road, Market Harborough,



£1,150 Per Month

A delightful mews style end of terrace modern home situated in a quiet backwater whilst still being right in the centre of town. The immaculately presented accommodation is double glazed and has a gas fired central heating system providing under floor heating on the ground floor and radiators upstairs.

The accommodation comprises: Open plan lounge and fully fitted kitchen area with bifold doors to the garden, inner hall, downstairs WC, landing, two bedrooms and bathroom. There are also private walled gardens and allocated parking.

The property will be offered unfurnished, apart from all kitchen appliances, and will be available from mid August 2025.

Open Plan Lounge And Kitchen Area 18'7" x 16'2" (5.66m x 4.93m)



Double-glazed French doors. Two pairs of double-glazed bi fold doors opening out to the garden area. Oak flooring with underfloor heating. Television point. Spot lighting. Kitchen area with base and wall units. Solid timber work surfaces. Fitted appliances to include an oven and a four ring electric hob with stainless steel extractor hood over, fridge and freezer, automatic dishwasher and washing machine and microwave. Stainless steel one and a half sink and drainer. Double-glazed window to side elevation. Understairs storage cupboard. Door to inner hall.

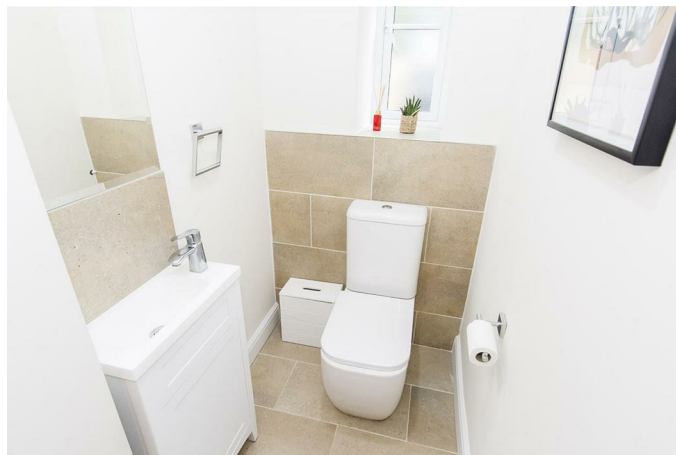
Kitchen Area



Inner Hall

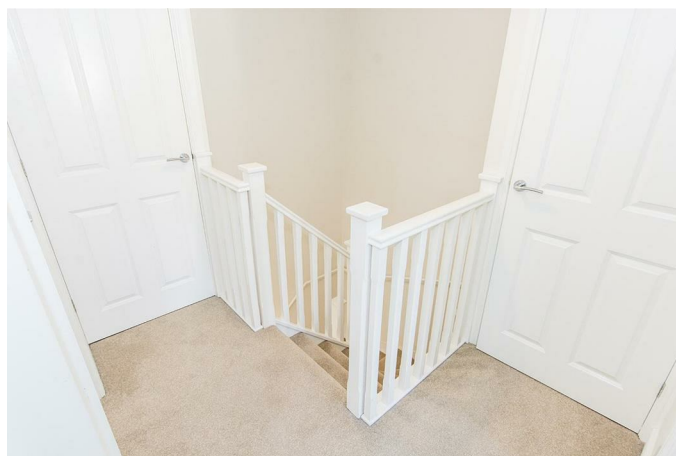
Oak flooring with underfloor heating. Stairs rise into the first floor. Door to downstairs WC.

Downstairs WC



Wash hand basin. Low level WC. Opaque double-glazed window. Complimentary tiled floor and walls.

First Floor Landing



Timber balustrade. Access to loft space. Fitted linen cupboard and boiler cupboard housing gas fired combination central heating boiler. Doors to rooms.

Bedroom One 12'5" x 9'0" (3.78m x 2.74m)



Double-glazed windows to front and side aspects. Radiator. Wardrobes.

Bedroom Two 12'6" x 6'11" (3.81m x 2.11m)



Double-glazed window to rear elevation. Radiator. Television point. Telephone point.

Bathroom



Large shower cubicle with main shower fitment. Panelled bath. Wash hand basin. Low level WC. Complimentary tiling. Heated towel rail. Opaque double-glazed window. Tiled flooring.

Bathroom (Photo 2)





Outside



Garden continues to the rear and side of the property. Laid mainly to lawn. Large slate patio area. Garden store. The rear garden is enclosed by brick walling and timber lat fencing with secure gated access and it affords a good deal of privacy. Allocated parking for one car.

Rear Elevation



Additional Information

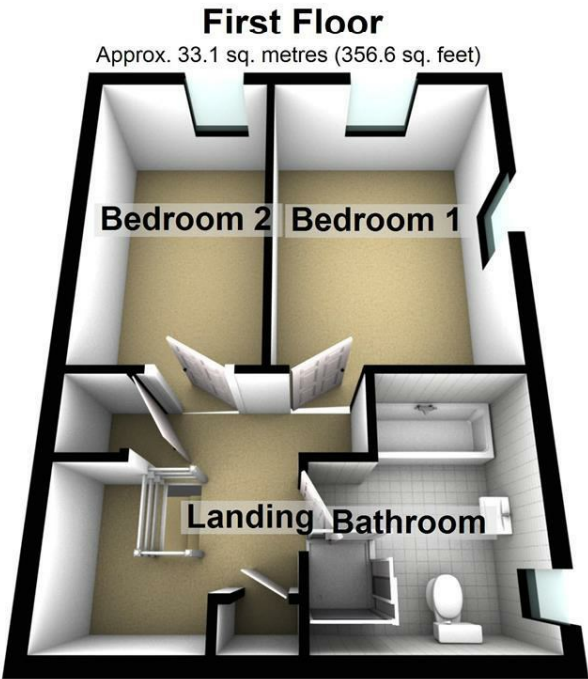
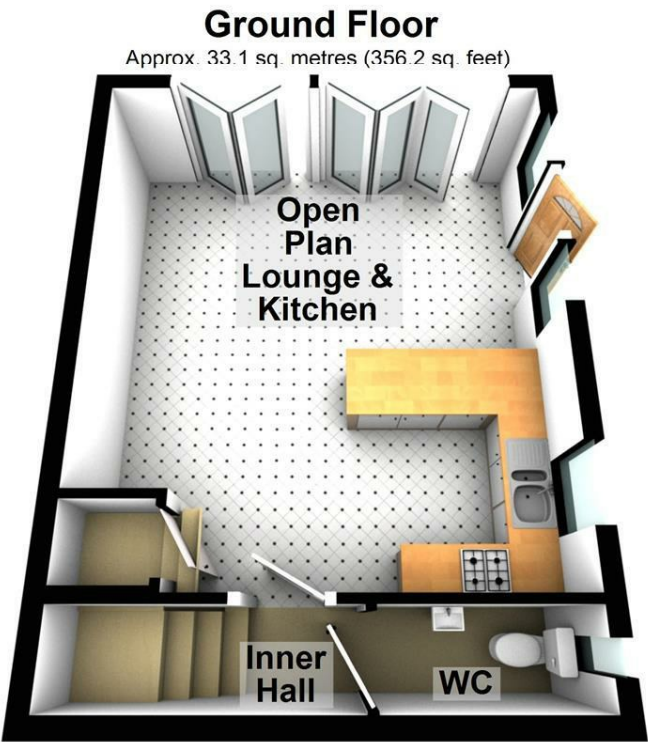
Council tax band B

Holding deposit based on £1150 rent per calendar month amounting to £265

Damage deposit based on £1150 rent per calendar month amounting to £1326

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

Floor Plan

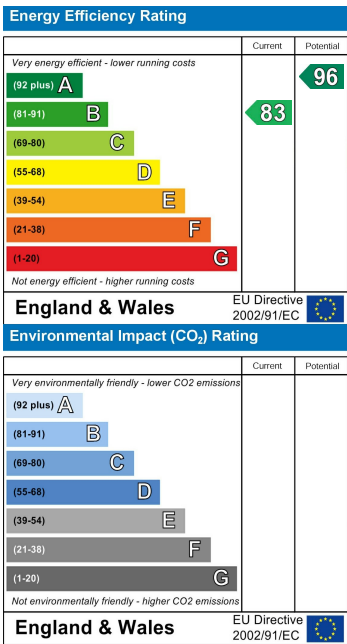


Total area: approx. 66.2 sq. metres (712.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise