

## 11 Centenary Close, Market Harborough, LE16 7NW



### £1,250 Per Month

A fantastic three bedroom mid-terraced townhouse, well located for Ridgeway Primary School, Robert Smyth Academy secondary school and Market Harborough's vibrant town center. Accommodation is stylishly presented and of a high specification and must be seen in person to be appreciated. It briefly comprises entrance hallway, ground floor WC, lounge, kitchen-diner, landing, 3 bedrooms, master ensuite shower room and a family bathroom. Outside there are two allocated parking spaces to the front of the property and a very attractive landscaped garden at the rear. Sorry no pets. Available mid August.

## Entrance Hallway



Composite double glazed front entrance door. Radiator.

## Ground Floor WC



WC and wash hand basin, radiator. UPVC double-glazed window to front.

Lounge 14'6" + door recess x 11'6" (4.42m + door recess x 3.51m)



UPVC double glazed window to front. Radiator.

Kitchen-Diner 14'8" x 9'7" (4.47m\* x 2.92m)



UPVC double-glazed window to rear, UPVC double-glazed French doors leading out to the rear garden. Fitted with a range of gloss-faced wall and floor mounted kitchen units. Electric oven. Gas hob with extractor hood over. Stainless steel one and a half bowl sink. Space for fridge freezer. Space and plumbing for washing machine. Under stairs storage cupboard. Radiator.

## Landing

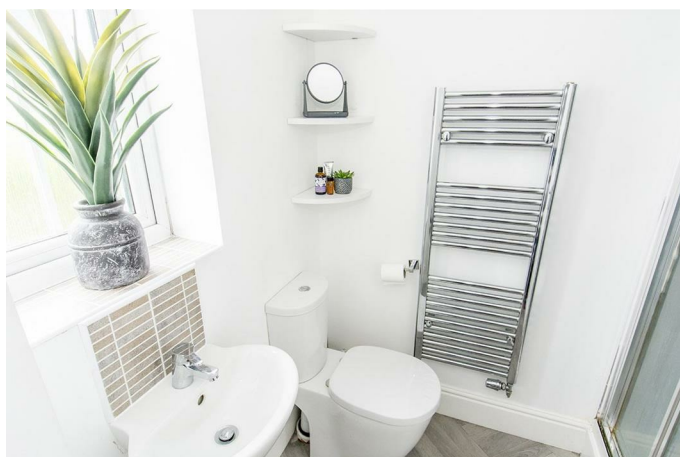


Master Bedroom 12'6 in to recess x 9'6" narrowing to 9'2" minimum (3.81m in to recess x 2.90m narrowing to 2.79m mini)



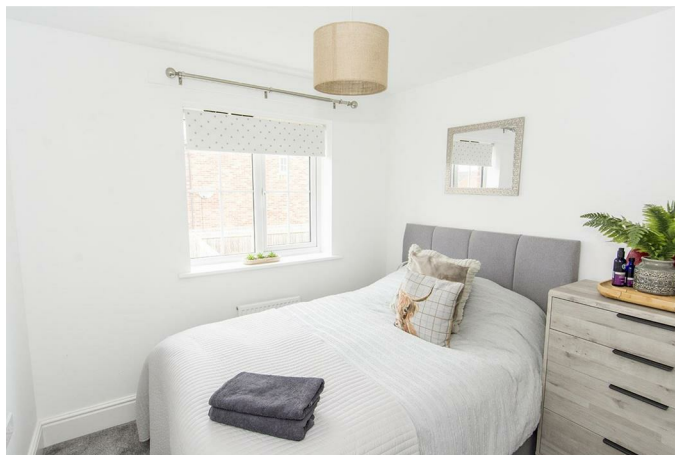
UPVC double-glazed window to front with pleasant views. Fitted wardrobes with drawer units inset. Radiator.

## Master Ensuite



Opaque UPVC double-glazed window to front. WC, wash hand basin and shower cubicle. Extractor fan, heated towel rail.

Bedroom 2 8'6" x 8'2" (2.59m x 2.49m)



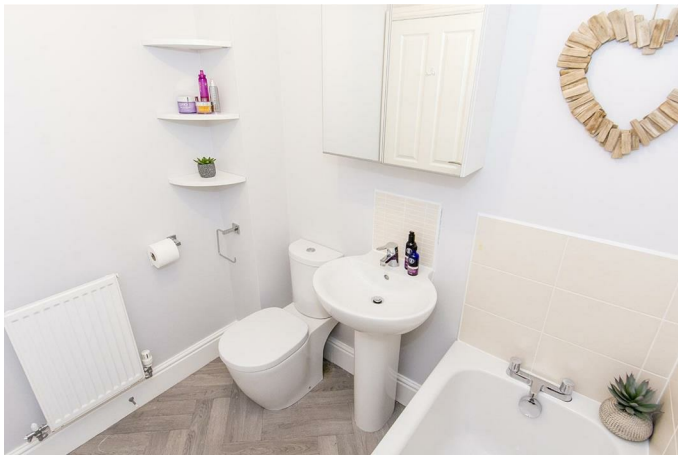
UPVC double-glazed window to rear. Radiator.

Bedroom 3 8'3" x 5'8" (2.51m x 1.73m)



UPVC double-glazed window to rear. Radiator.

## Bathroom 6'6" x 5'5" (1.98m x 1.65m)



WC, wash hand basin and panelled bath. Extractor fan. Radiator.

### Front

Two allocated parking spaces.

### Rear Garden



Paved patio with retaining wall and steps leading up to the lawned area with a glass balustrade. Small timber shed, all enclosed by timber fencing.

### Additional Information

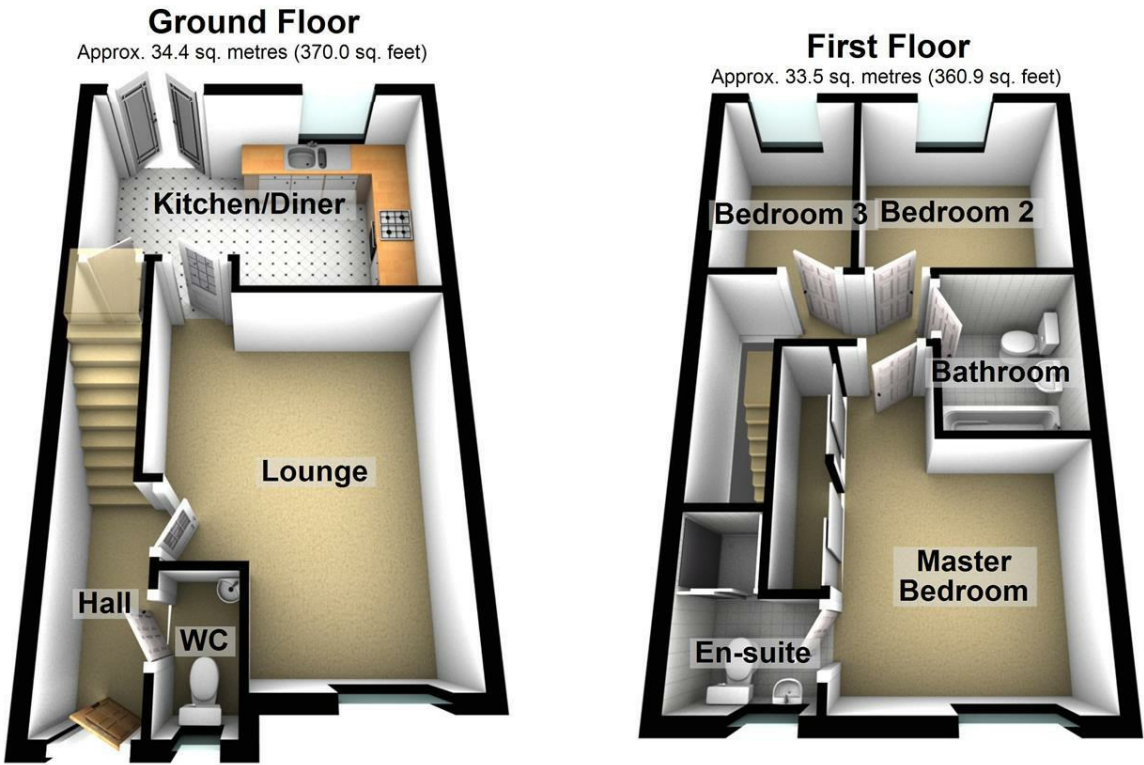
Council tax band B

Holding deposit based on rent of £1250pcm £288

Damage deposit based on rent of £1250pcm £1442

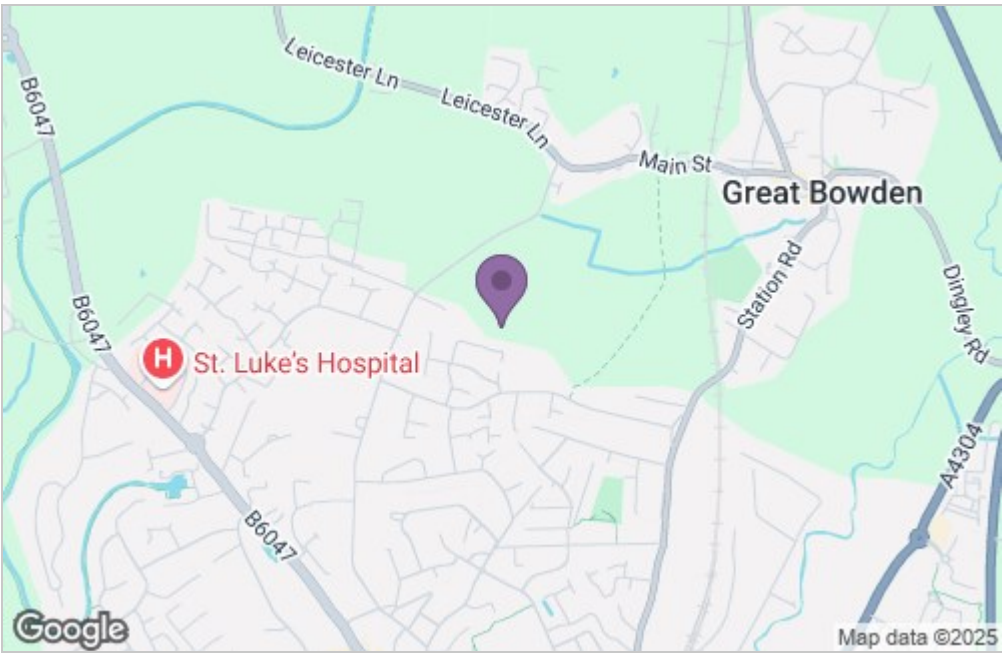
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

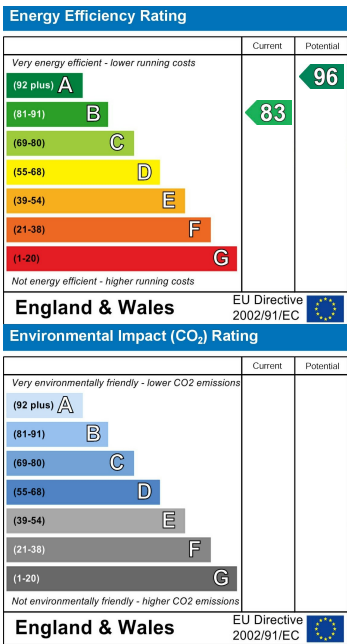


Total area: approx. 67.9 sq. metres (730.9 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise