

3, Lincoln Court, Market Harborough, LE16 7HT



£1,200 Per Month

Well located on a quiet street in an established residential area is this well presented, and recently re-decorated, semi detached family home. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, dining area and kitchen with fitted appliances, landing, three bedrooms and family bathroom. There is also a private South facing rear garden, allocated residents parking and a single garage in a a block. The property is offered unfurnished and is available mid October

Service without compromise

Entrance Hall

Accessed via upvc double glazed front door. Opaque double glazed window to the side elevation. Radiator. Wooden flooring. Stairs rising to the first floor. Door to:-

Lounge 12'10" x 10'11" (3.91m x 3.33m)

Double glazed window to the front elevation. Fitted wall units and display cabinets. Radiator. Television point. Archway to:-

(Lounge Photo Two)

Kitchen/Diner 14'1" x 11'7" (4.29m x 3.53m)

Sliding double glazed patio doors opening out to the rear garden. Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted appliances to include free standing gas cooker with stainless steel extractor hood over, slimline automatic dishwasher and upright fridge/freezer. Space and plumbing for automatic washing machine. Single sink and drainer. Vertical radiator. Wood laminate flooring. Door to walk in under stairs storage cupboard. Double glazed window to the side elevation.

(Kitchen Area Photo)

(Dining Area Photo)

First Floor Landing

Access to insulated loft space, also housing gas fired combination central heating boiler. Door to shelved linen cupboard. Doors to rooms.

Bedroom One 11'1" x 8'7" min (3.38m x 2.62m min)

Double glazed window to the front elevation. Built in wardrobes. Radiator.

Bedroom Two 9'2" x 8'5" (2.79m x 2.57m)

Double glazed window to the rear aspect. Radiator.

Bedroom Three 9'2" x 5'3" (2.79m x 1.60m)

Double glazed window to the rear elevation. Radiator.

Bathroom

Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Oak flooring. Opaque double glazed window.

Outside



To the front of the property is a gravelled and paved forecourt with gated side pedestrian access to the rear garden. The rear garden is laid mainly to lawn with a large decked patio area. It is South facing and enclosed by timber lap fencing. There is also a timber garden store. At the entrance to Lincoln Court there are a number of resident parking bays.

Garage

Single garage in a block.

Additional Information

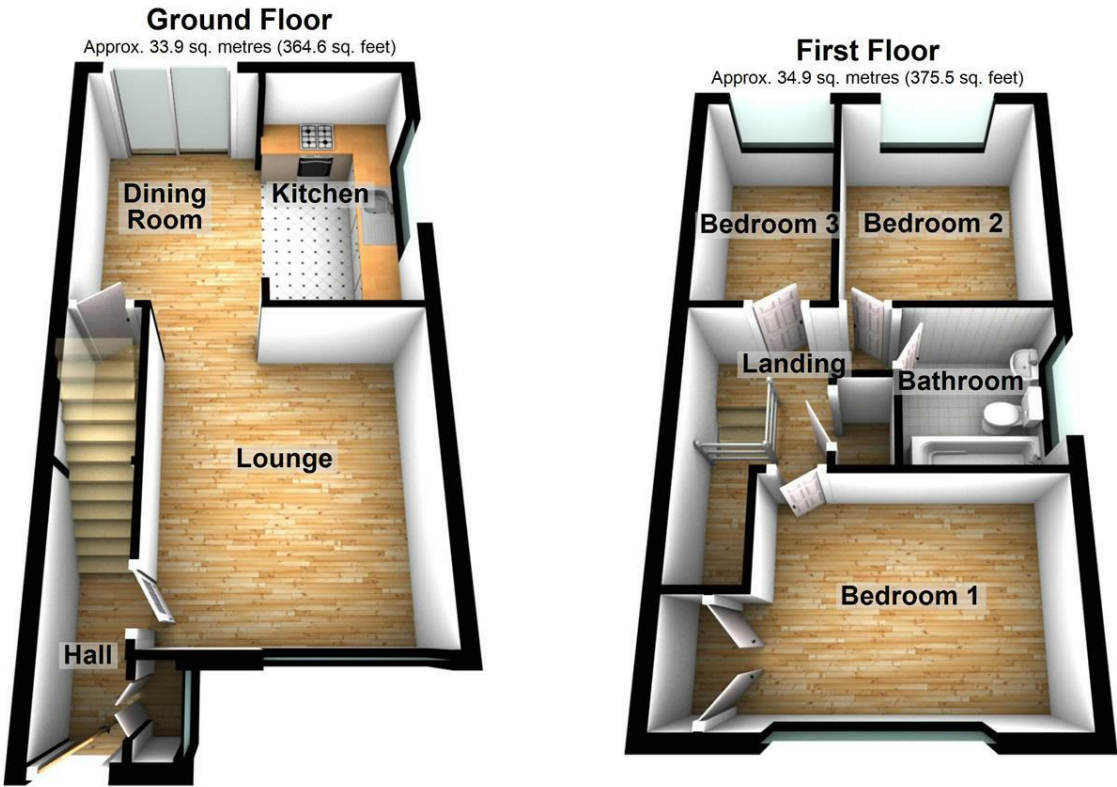
Council tax band B

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

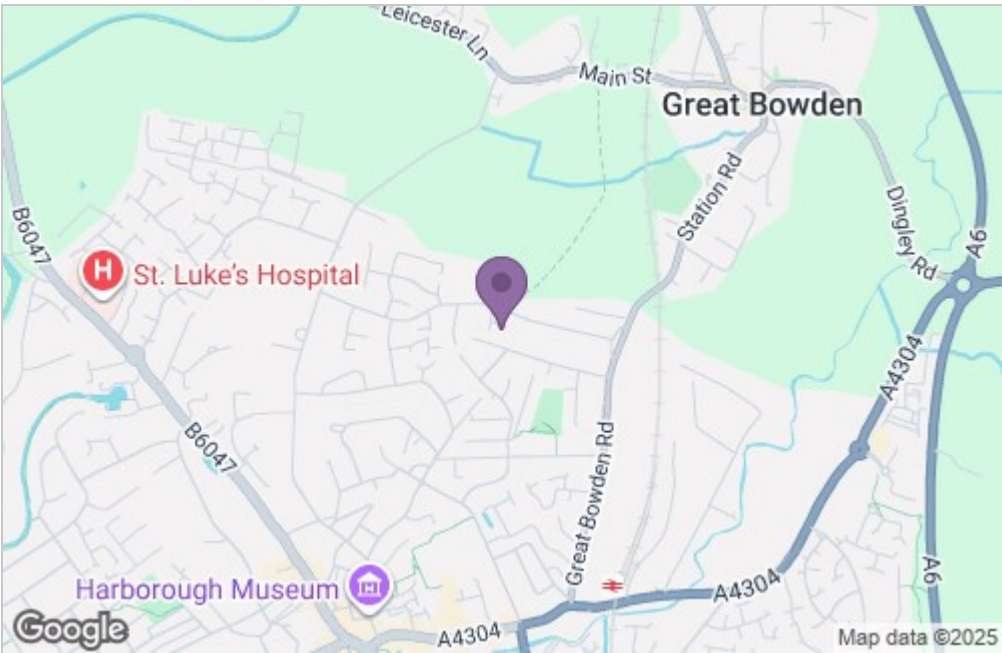


Total area: approx. 68.8 sq. metres (740.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

