

## 27 Limner Street, Market Harborough, LE16 9HN



**£1,600 Per Month**

Situated towards the Southern edge of town is this immaculate, three storey family home offering substantial accommodation. The gas centrally heated and double glazed accommodation comprises: Entrance Hall, utility room/WC, fitted kitchen, lounge/diner, four double bedrooms, en-suite shower room and family bathroom. There is also off road parking for two cars, a single garage and private, well stocked gardens. The property is offered unfurnished and will be available from mid November.

*Service without compromise*



## Entrance Hall



Accessed via upvc front door. Stairs rising to the first floor. Telephone point. Radiator. Thermostat. Doors to rooms.

## Downstairs WC/Utility

Low level WC. Wash hand basin. Space and plumbing for automatic washing machine. Roll edge work surface. Radiator. Opaque double glazed window.

## Kitchen/Breakfast Room 11'4" x 8'9" (3.45m x 2.67m)



Double glazed bay window to the front elevation. Range of fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted double oven and six ring gas hob with stainless steel extractor hood over. Stainless steel sink and drainer. Space and plumbing for automatic washing machine and dishwasher. Radiator. Wall mounted gas fired central heating boiler. NB There is also an upright fridge/freezer and butchers block/trolley that can remain, if required.

## Lounge/Diner 16'1" x 15'3" (4.90m x 4.65m)



Double glazed window to the side elevation and double glazed French doors opening out to the rear garden. Two radiators. Spacious under stairs storage cupboard. Television point. Double doors to the kitchen.

## First Floor Landing

Stairs rising to the second floor. Doors to rooms.

## Bedroom Two/First Floor Lounge 16'1" x 13'3" (4.90m x 4.04m)



Two double glazed windows to the rear elevation. Two radiators. Television and telephone point.

## Bedroom Four 11'6" to the face of wardrobes x 8'10" (3.51m to the face of wardrobes x 2.69m)

Double glazed window to the front elevation. Fitted wardrobes. Radiator.

## Bathroom



Panelled bath with mixer shower attachment. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Extractor fan. Opaque double glazed window.

## Second Floor Landing

Timber balustrade. Access to boarded and insulated loft space. Doors to rooms.

## Bedroom One 16'2" x 10'6" (4.93m x 3.20m)



Two double glazed windows to the rear elevation. Fitted wardrobes. Ceiling fan. Radiator. Door to:-

## 'Jack & Jill' Shower Room

Tiled double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Extractor fan. Door to landing.

## Bedroom Three 14'2" to face of wardrobes x 10'1" (4.32m to face of wardrobes x 3.07m)

Two double glazed windows to the front elevation. Fitted wardrobes. Airing cupboard housing lagged hot water cylinder. Radiator.

## Outside



The rear garden is laid mainly to lawn with a paved patio area and well stocked borders. There is a timber garden store and timber lap fencing with gated pedestrian access. To the rear of the garden is a driveway in front of the garage providing parking for two cars.

## Garage 17'0" x 9'0" (5.18m x 2.74m)

Up and over front door. Power and lighting. Electric car charging point and personal door to the rear garden.

## Additional Information

Council tax band D

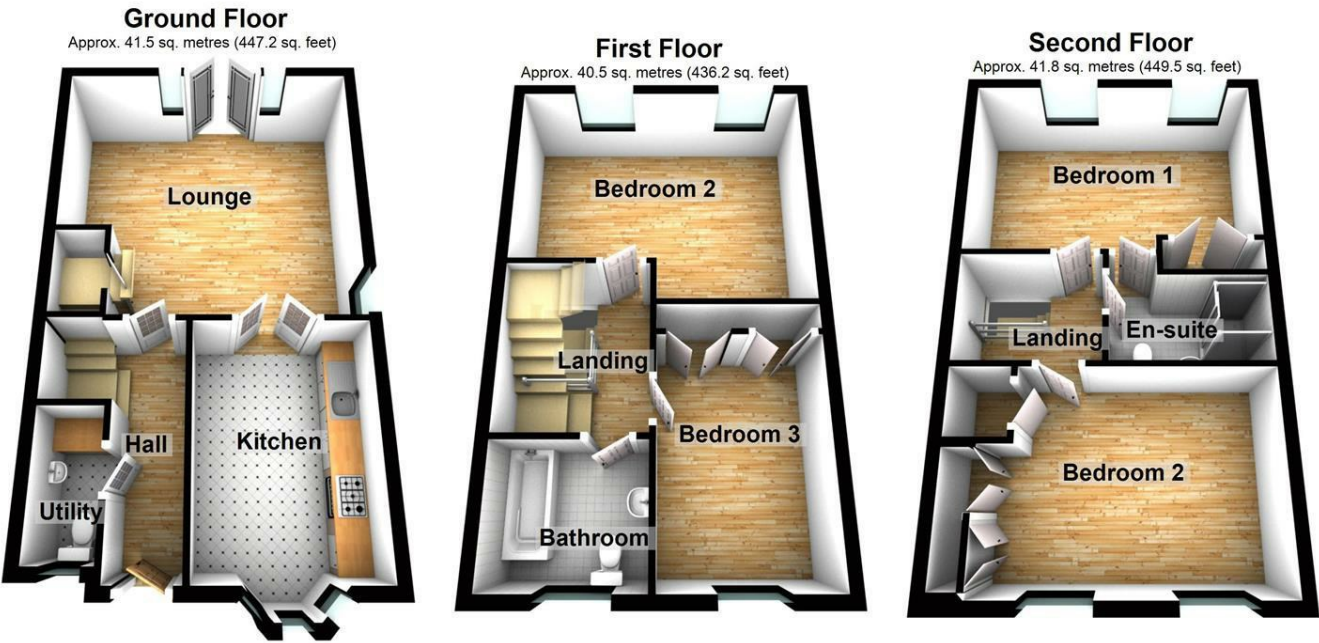
Holding deposit based on rent of £1,600 per calendar month of £369

Damage deposit based on rent of £1,600 per calendar month of £1846

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



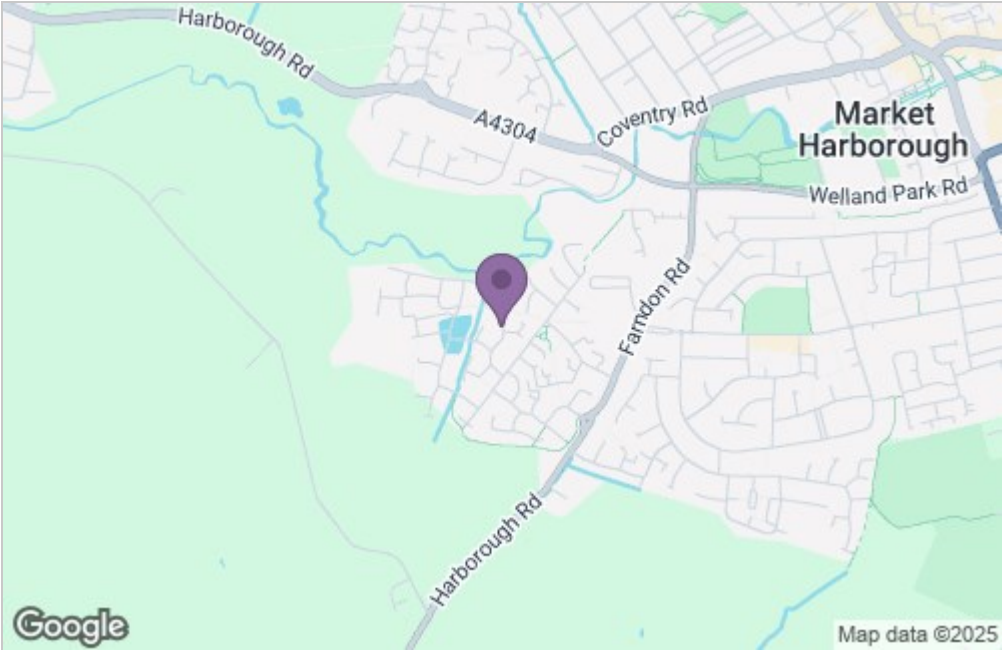
Floor Plan



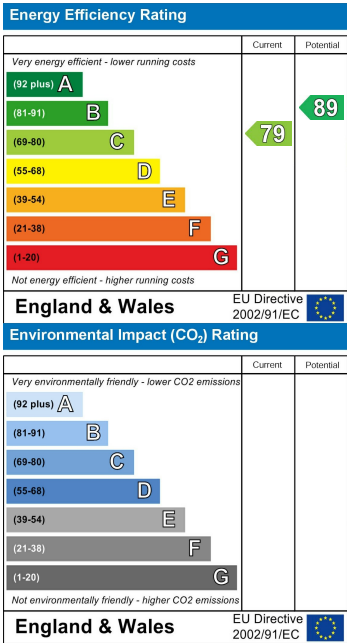
Total area: approx. 123.8 sq. metres (1332.9 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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