

Toms House Toms Close,, Theddingworth, LE17 6QH



£1,300 Per Month

Well located in this popular village close to Market Harborough is this modern detached family home offering deceptively spacious accommodation. The accommodation comprises: Entrance hall, downstairs WC, spacious lounge, conservatory, large kitchen/diner, four double bedrooms, dressing room, en-suite shower room and family bathroom. There is also off road parking and a private lawned garden. Available mid January

Service without compromise

Entrance Hall



Accessed via opaque Upvc double glazed front door. Slate tiled flooring. Stairs rising to the first floor.

Cloakroom / WC



Low level WC and pedestal wash hand basin. Radiator. Opaque double glazed window. Slate tiled flooring.

Lounge 16'2" x 11'3" (4.93 x 3.45)



Double glazed window to the front elevation. Radiator. Television point. Understairs storage cupboard. Slate tiled flooring. Thermostat. Door to:-

Kitchen / Diner 19'1" x 16'6" (5.84 x 5.05)



Range of modern wood effect facing base and wall units. Freestanding electric cooker with stainless steel extractor hood over. Roll edge laminated work tops. Stainless steel one and a half sink and drainer. Space and plumbing for automatic washing machine. Oil fired central heating boiler. Slate tiled flooring. Downlighter spot lights. Two radiators. Double glazed French doors opening to the conservatory, and opaque double glazed door to the side access. Two double glazed windows to the side elevation.

Conservatory 13'1" x 14'0" (3.99 x 4.27)



Modern upvc double glazed conservatory with clear pitched roof. Tiled flooring. Two radiators. Double glazed French doors opening out to the rear garden.

Landing

Timber balustrade. Double glazed window to the side elevation. Doors to rooms and door to inner landing.

Bedroom Two 14'4" x 10'11" (4.39 x 3.33)



Double glazed window to the rear elevation. Radiator.

Bedroom Three 12'9" x 9'3" (3.89 x 2.84)



Double glazed window to the front elevation. Radiator.

Bedroom Four 8'2" x 7'10" (2.49 x 2.39)



Double glazed window to the rear elevation. Radiator.

Bathroom



Panelled bath. Shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Complementary tiled floor and walls. Heated towel rail. Opaque double glazed window. Extractor fan.

Inner Landing

Double glazed window to the front elevation. Stairs rising to the second floor.

Master Bedroom 19'3" x 12'11" (5.89 x 3.96)



Pitched ceiling with two double glazed velux windows. Under eaves storage cupboards. Access to loft space. Radiator. Timber balustrade. Door to en-suite and doorway to:-

Dressing Room 9'8" x 9'4" (2.95 x 2.87)

Pitched ceiling. Clothes hanging rails.

Ensuite Bathroom



Panelled bath. Shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Heated towel rail. Double glazed velux window.

Outside



To the side of the house is a block paved driveway providing parking for one car. There is gated pedestrian access to the rear garden. The rear garden is laid mainly to lawn with a concreted patio area and timber lap fencing.

Additional Information

Council tax band E

Damage deposit based on rent of £1300pcm is £1500

Holding deposit based on rent of £1300pcm is £300

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

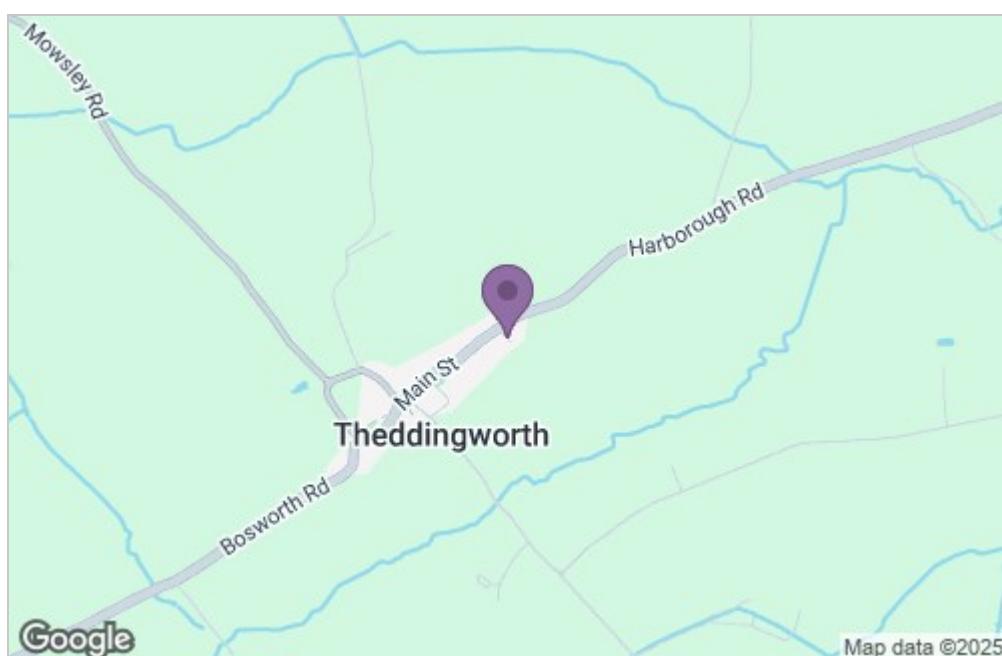
Floor Plan



Total area: approx. 1498.8 sq. feet

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	Current
(81-91) B	Potential
(69-80) C	83
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	Current
(81-91) B	Potential
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC