

## 3 Dunsblade Close, Market Harborough, LE16 8AF



**£1,400 Per Month**

A recently refurbished detached family home well located in an established residential area with easy access to the mainline railway station and town centre amenities.

The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge and separate dining area, kitchen/breakfast room, utility/WC, side porch, landing, four bedrooms and bathroom. There are also good sized front and rear gardens, a garage (suitable for storage only) and parking for several cars.

The property is offered unfurnished and is available mid March.

*Service without compromise*

Entrance Hall 15'8" x 6'0"" (4.78m x 1.83m")



Accessed via opaque double-glazed composite front door. Wood effect vinyl flooring. Radiator. Stairs rising to first floor. Doors to rooms.

Utility/WC 5'11" x 4'11" (1.80m x 1.50m)



Pedestal wash hand basin and low-level WC. Space and plumbing for automatic washing machine. Radiator. Opaque double-glazed window. Wood effect vinyl flooring.

Lounge 17'0" x 10'5" (5.18m x 3.18m)



Double-glazed window to front elevation. Radiator. Feature stone constructed fireplace. Multi-paned door to hall. Opening to dining room.

(Lounge Photo Two)



Dining Room 10'8" x 8'7" (3.25m x 2.62m)



Double-glazed window to side elevation. Radiator. Multi-paned door to hall.

(Dining Room Photo Two)



Kitchen / Breakfast Room 10'6" x 10'4" (3.20m x 3.15m)



Range of light oak facing fitted base and wall units. Laminated work surfaces and breakfast bar with complementary tiled splash-backs. One and a half enameled sink and drainer. Fitted electric cooker. Radiator. Wood effect vinyl flooring. Wall mounted gas-fired combination central heating boiler. Double-glazed window to rear elevation. Opaque double-glazed door to side porch.

(Kitchen / Breakfast Room Photo Two)



Side Porch 8'11" x 3'4" (2.72m x 1.02m)



(Bedroom One Photo Two)



UPVC double-glazed doors to front and rear gardens.

#### First Floor Landing

Double-glazed window to side elevation. Access to loft space. Radiator. Linen cupboard. Doors to rooms.

Bedroom One 14'8" x 9'5" (4.47m x 2.87m)



Double-glazed window to front elevation. Radiator. Built-in wardrobe.

Bedroom Two 9'11" x 8'8" (3.02m x 2.64m)



Double-glazed window to rear elevation. Radiator.

(Bedroom Two Photo Two)



Bedroom Three 11'9" x 7'2" (3.58m x 2.18m)



Double-glazed window to front elevation. Radiator.

(Bedroom Three Photo Two)



Bedroom Four 10'8" max x 7'10" (3.25m max x 2.39m)



Double-glazed window to rear elevation. Radiator. Built-in wardrobe.

(Bedroom Four Photo Two)



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## Bathroom



Panelled bath with mains shower fitment over. Wash hand basin with vanity unit below. Low-level WC. Complementary tiling. Radiator. Wood effect vinyl flooring. Opaque double-glazed window.

## (Bathroom Photo Two)



## Front Garden

Lawned garden with well-stocked flower borders. Block paved driveway providing parking for two/three cars. Block paved path leading to side of the property / bin store area.

## Rear Garden



Private garden laid mainly to a shaped lawn with well-stocked flower borders. Block paved patio area. Timber lap fencing and hedging.

## (Rear Garden Photo Two)





(Rear Aspect Photo)



#### Garage 15'9" x 7'10" (4.80m x 2.39m)

Opaque double-glazed front door. UPVC door to rear.  
Power and light connected.

#### Brick Built Stores

Two to the rear of the garage.

#### Additional Information

Council tax band D

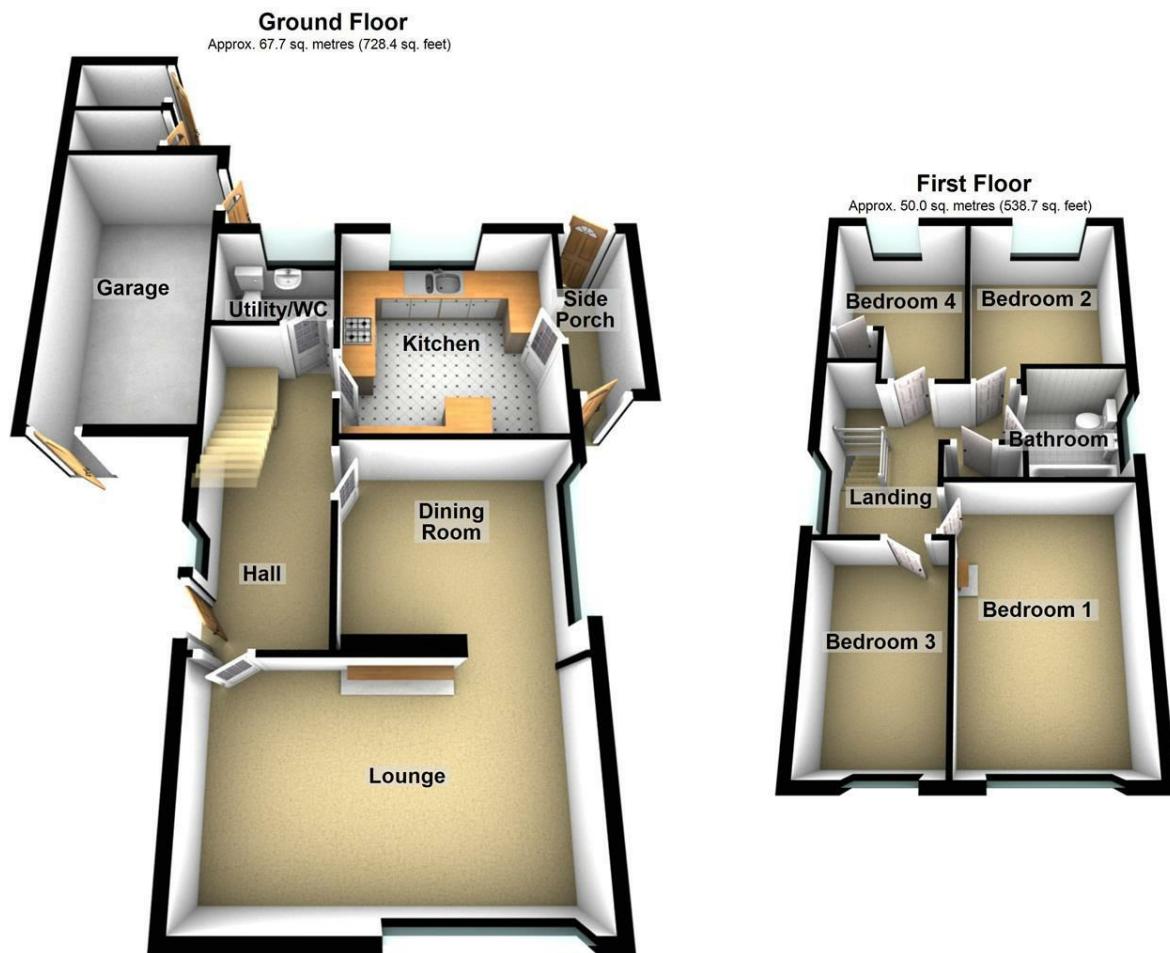
Damage deposit based on rent of £1400pcm is £1615

Holding deposit equivalent to one weeks rent ie £323

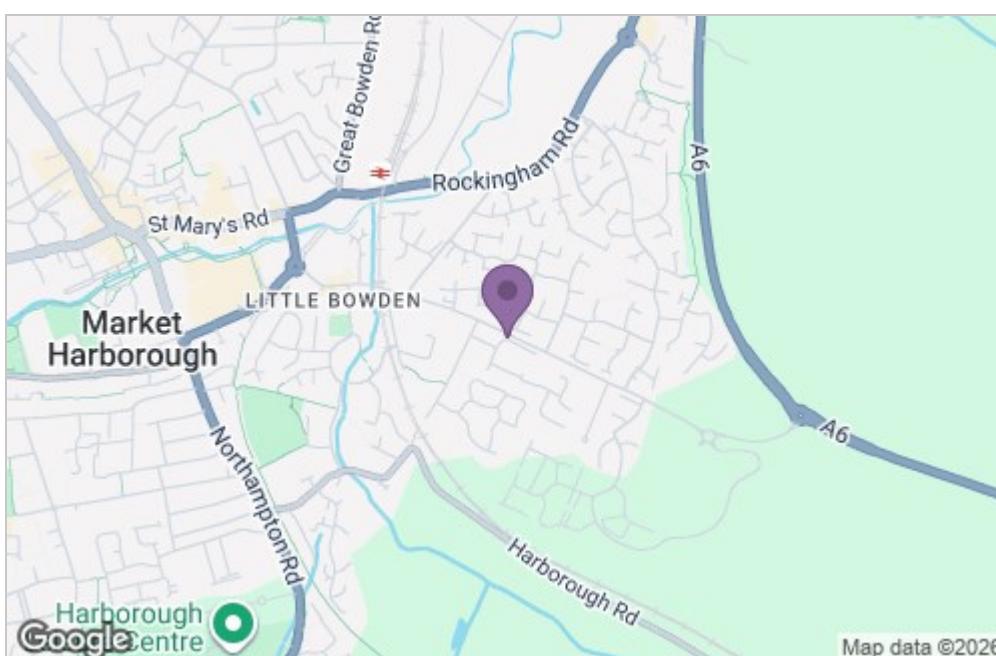
Initial 6 month tenancy will revert to a monthly periodic  
after the initial term

# ADAMS & JONES

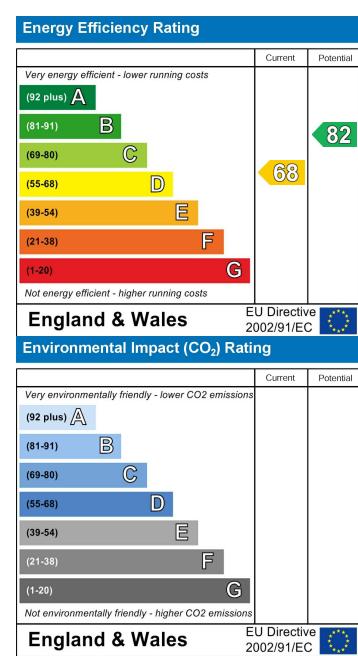
## Floor Plan



## Area Map



## Energy Efficiency Graph



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