

66 Burnmill Road, Market Harborough, LE16 7JF



£1,450 Per Month

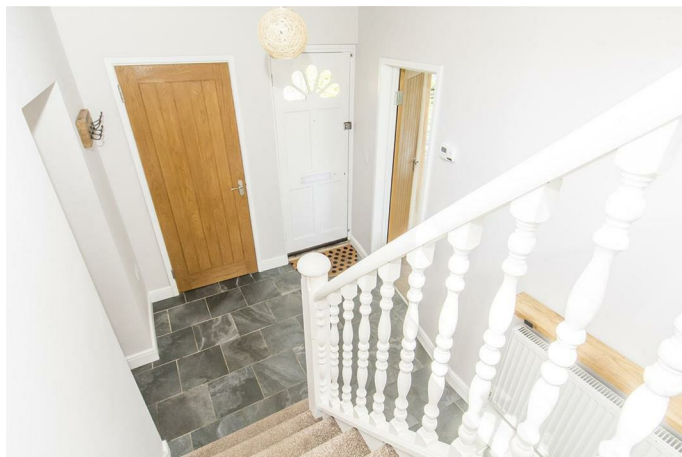
Situated on one of the most prestigious streets in town is this well presented and substantial semi detached family home. The property is approached via a long driveway providing multi vehicle parking, and there is a good sized and established rear garden.

The accommodation briefly comprises: Entrance hall, cloakroom/WC, lounge/diner, breakfast room, kitchen, utility room, landing, three bedrooms and shower room.

The property is offered unfurnished and is available immediately.

Service without compromise

Entrance Hall



Accessed via timber door with fanlight window. Tiled flooring. Stairs rising to the first floor with under stairs storage cupboard. Radiator. Doors to rooms.

Cloakroom/WC



Wash hand basin and low level WC. Radiator. Tiled flooring. Opaque double glazed window.

Lounge/Diner 21'9" x 11'9" (6.63m x 3.58m)



Double glazed window to the front elevation and sliding double glazed patio doors opening to the rear garden. Cast iron multi fuel burning stove and timber fire surround. Radiator. Television and telephone points. Door to:-

Lounge/Diner (Photo 2)



Kitchen 11'4" x 8'0" (3.45m x 2.44m)



Fitted base and wall units. Laminated work surfaces and complementary tiled splash backs. Freestanding electric cooker with stainless steel extractor hood over. Stainless steel sink and drainer. Space and plumbing for a dishwasher. Radiator. Tiled flooring. Double glazed window to the rear aspect.

Breakfast Room 9'6" x 7'8" (2.90m x 2.34m)



Double glazed window to the rear aspect. Tiled flooring. Radiator. Door to hall. Opening through to:-

Utility Room 8'4" x 8'4" (2.54m x 2.54m)



Fitted base units. Laminated work surfaces. Space and plumbing for automatic washing machine. Stainless steel sink and drainer. Gas fired combination central heating boiler. Radiator. Opaque double glazed window.

Landing



Timber balustrade. Double glazed window to the side elevation. Solid timber doors to rooms.

Bedroom One 11'8" x 10'5" (3.56m x 3.18m)



Double glazed window to the front elevation. Radiator.

Bedroom Two 11'11" x 9'9" (3.63m x 2.97m)



Double glazed window to the rear. Radiator.

Bedroom Three 8'9" x 7'7" (2.67m x 2.31m)



Double glazed window to the front. Fitted over stairs wardrobe. Radiator.

Shower Room



Corner shower cubicle, pedestal wash hand basin and low level WC. Complementary tiling. Electric shaver point. Opaque double glazed window.



Front Garden & Parking



To the front of the property is concreted and gravelled driveway and forecourt providing multi vehicle parking. There is also a lawned area, high hedging and side gate pedestrian access to the rear garden.

Rear Garden



The rear garden is of a good size and private. There is a paved patio area with raised beds. Steps lead down to a lawn with well stocked borders, and there is a large timber store. The rear garden is enclosed by timber lap fencing.

Rear Garden (Photo 2)



Garden Store



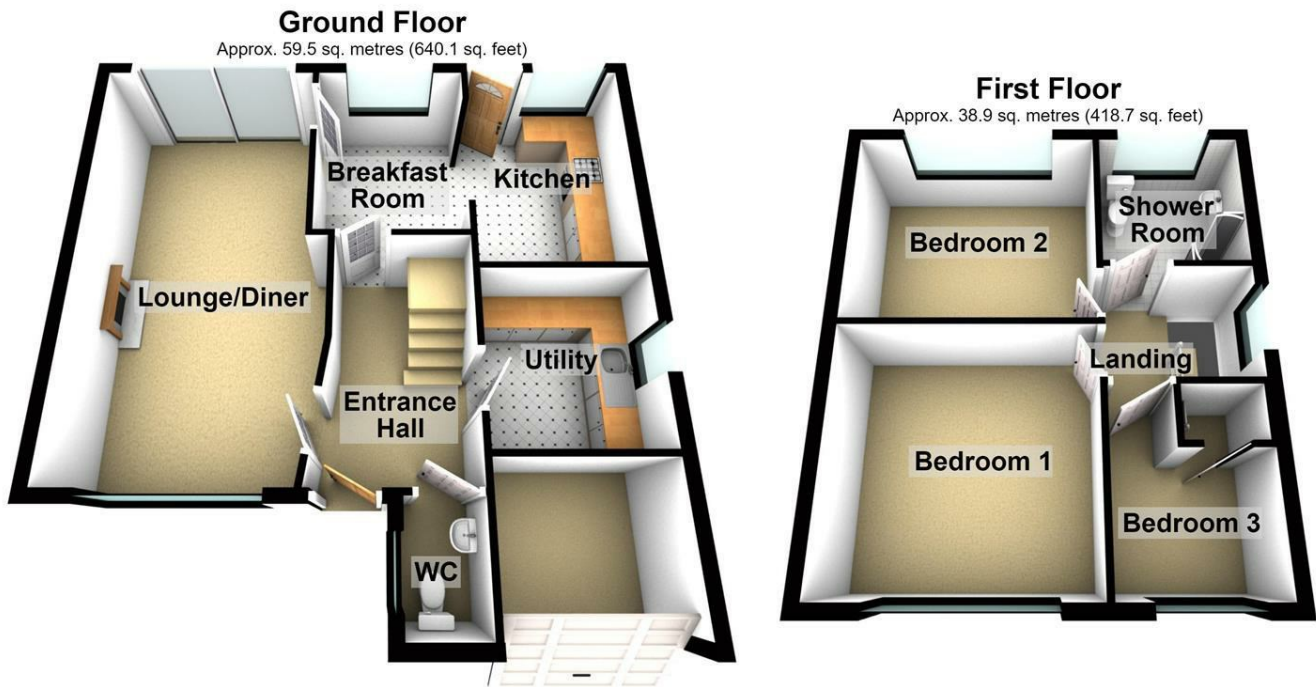
Additional Information

Council tax band C

Damage deposit based on rent of £1450pcm is £334

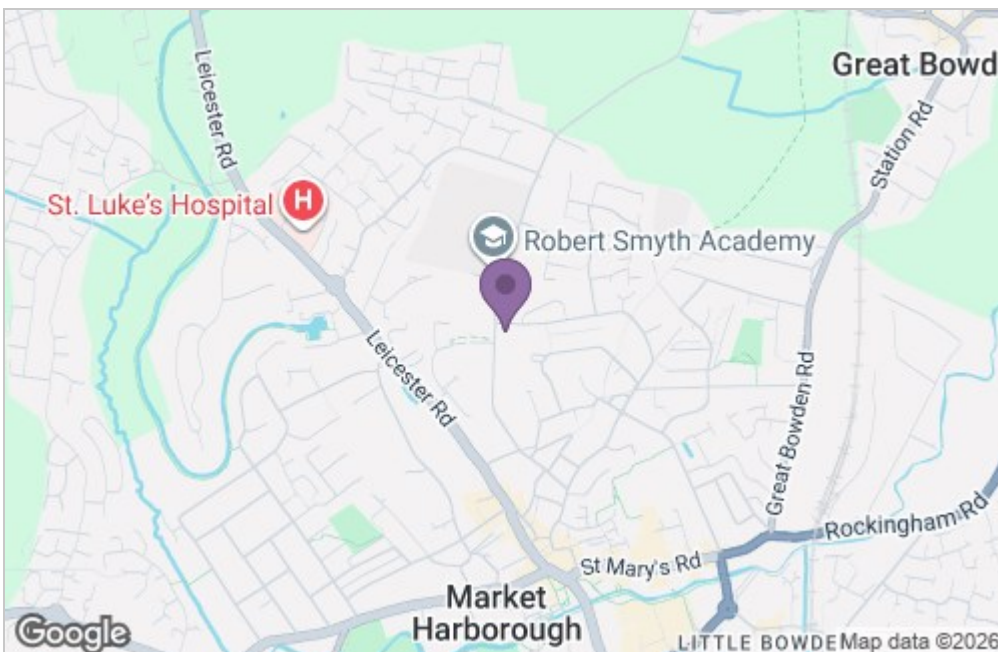
Holding deposit equivalent to one weeks rent ie £1,673

Floor Plan

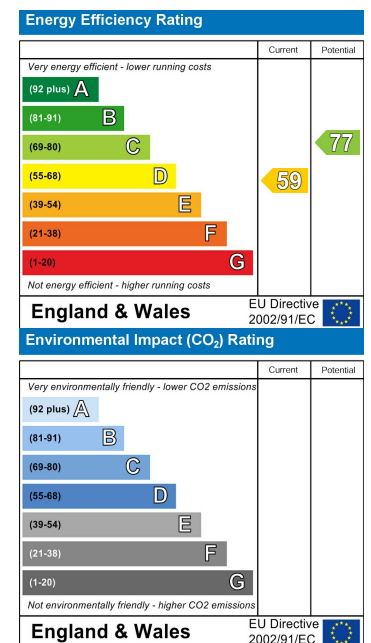


Total area: approx. 98.4 sq. metres (1058.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise