

## 17 Sandringham Way, Market Harborough, LE16 8EP



**£2,200 PCM**

Nestled in the sought-after Sandringham Way area of Market Harborough, this beautifully refurbished home offers modern, spacious living perfect for families.

Boasting four generously sized bedrooms, two of which benefit from en-suite shower rooms, the property provides excellent accommodation and flexibility. The bright and welcoming living spaces include a spacious lounge and a separate dining room with sliding patio doors opening directly onto the garden — ideal for both relaxed family living and entertaining.

The stylish kitchen features sage green shaker-style units and wooden worktops, complemented by a practical utility room and a convenient downstairs WC. Further benefits include a modern family bathroom, ample storage, fresh neutral decor throughout, and off-road parking with a garage.

Presented in excellent condition following a recent refurbishment, this home is available for immediate occupation.

*Service without compromise*

## Hallway



This welcoming hallway features a wide, carpeted staircase with attractive white balustrade, complemented by stylish wood-effect flooring and neutral decor throughout. With multiple doors leading off to the ground floor rooms and plenty of natural light, it offers a light, airy and practical first impression to the home.

## Kitchen



This beautifully presented kitchen features a stylish range of sage green shaker-style units with wooden worktops, complemented by a white subway tile splashback. It includes a built-in oven and induction hob, dishwasher, and a generous sink with drainer positioned beneath a large window looking out to the front garden. There is ample wall and base storage plus dedicated space for a fridge freezer, making it both practical and welcoming.

## Utility



Located just off the kitchen, this practical utility space features matching sage green units with wooden worktops, a stainless steel sink with drainer, and a washing machine. With wall-mounted storage cupboards and access to the outside.

## Lounge



This generous living room offers excellent natural light thanks to a large window with pleasant garden views. Finished with neutral decor, grey carpeting and ample space for lounge furniture, it provides a versatile and relaxing area for entertaining or family living. A wide opening leads through to the dining room.

## Dining Room



This well-proportioned dining room features large sliding patio doors opening directly onto the rear garden,

flooding the space with natural light. With neutral decor and carpet, it offers a versatile area for dining and family gatherings, with a wide opening through to the lounge.

## WC



This modern cloakroom is neatly finished with a white suite comprising a close-coupled toilet and pedestal hand basin, complemented by stylish wall tiles and wood-effect flooring. Perfect for guests and everyday convenience.

## Stairs/Landing



## Bedroom 1



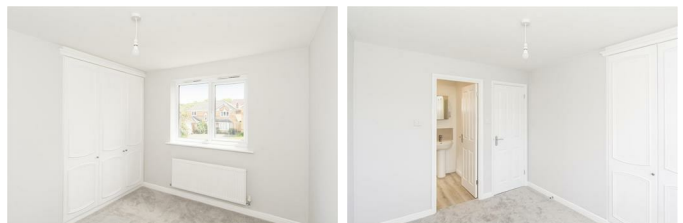
This generously sized double bedroom benefits from excellent natural light and features two impressive double wardrobes providing ample storage. It includes its own private en-suite shower room, making it ideal as the principal bedroom.

## Bedroom 1 En-suite



This contemporary en-suite features a spacious corner shower enclosure with a white pedestal basin with mirror, and a close-coupled WC. Finished with neutral tiling and chrome fittings, it provides a practical and smart private bathroom.

## Bedroom 2



A well-proportioned double bedroom offering good natural light and generous storage via a large fitted double wardrobe. The room also benefits from its own private en-suite bathroom, making it ideal for guests or family members.

## Bedroom 2 En-suite



This modern en-suite features a generous corner shower enclosure with mains-fed shower, pedestal hand basin, and WC. It also benefits from a window for natural light and ventilation, finished with neutral tiling and contemporary chrome fittings.

## Bedroom 3



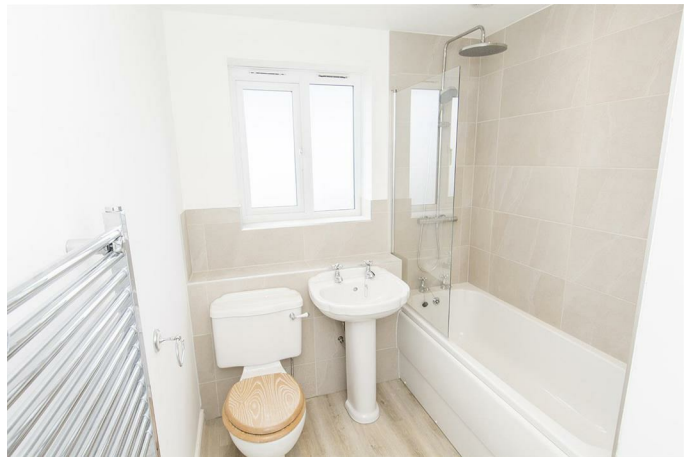
A bright and spacious double bedroom with a large window providing plenty of natural light. Finished with neutral decor and carpet, this versatile room is ideal for a double bed or as a home office/guest room.

## Bedroom 4



A generously sized single bedroom with a good window offering plenty of natural light. Neutrally decorated and carpeted, this well-proportioned room would comfortably accommodate a single bed with additional space for furniture. Ideal for a Child, Teenager or home office.

## Family Bathroom



This well-appointed family bathroom includes a full-size bath with separate shower, pedestal hand basin, and WC. It features neutral beige tiling, a large chrome heated towel rail, and a window for natural light, providing a practical and modern family space.



## Front Elevation



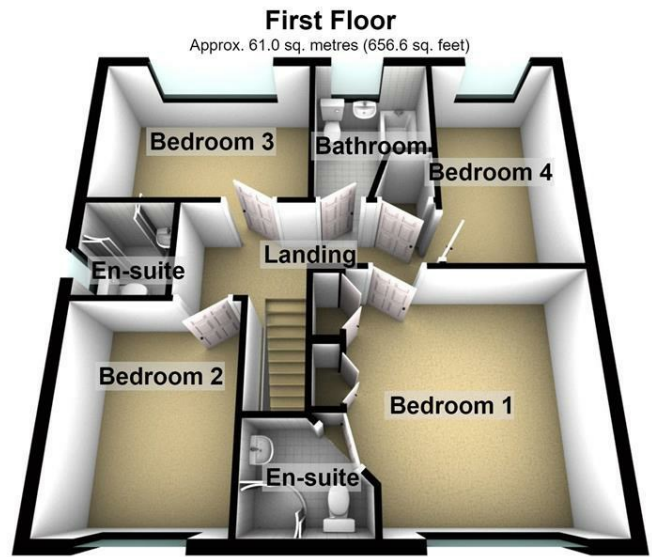
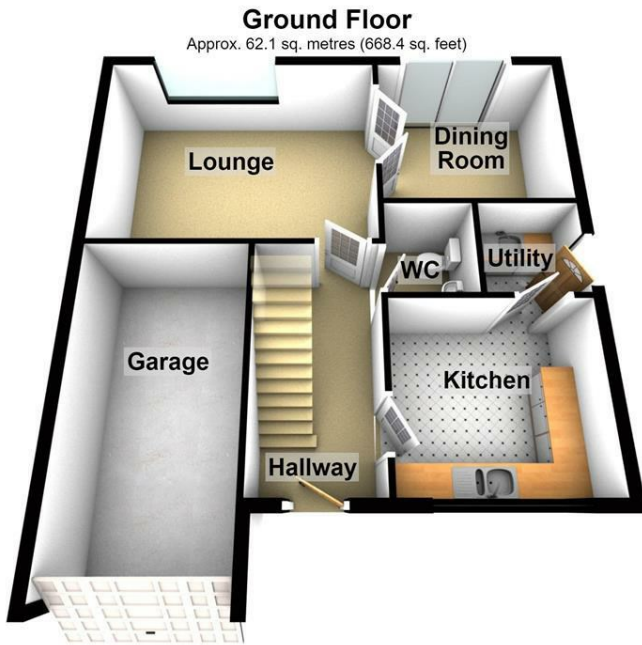
## Rear Garden



## Additional Information

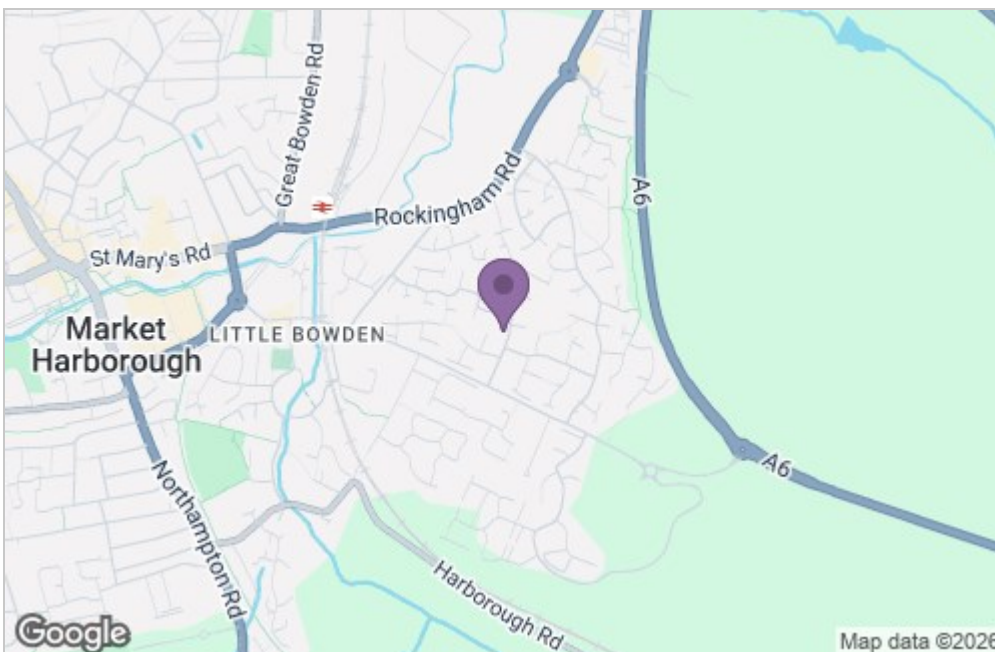
Council Tax Band E  
Holding Deposit £507  
Standard Deposit £2,538

## Floor Plan



Total area: approx. 123.1 sq. metres (1325.0 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			81
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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