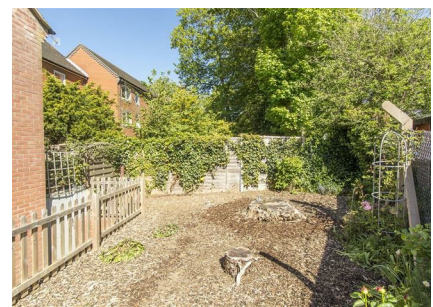


12 Poplars Court, Market Harborough, LE16 7BU



£925 Per Calendar Month

An immaculately presented maisonette ideally situated at the end of a quiet cul de sac and only five minutes walk into the town centre. The accommodation is double glazed and has modern electric panel heaters, and comprises: Entrance hall, landing, fitted kitchen, lounge/diner, two bedrooms and bathroom.

There is also a private enclosed garden and off road parking for several cars.

The property is offered unfurnished and is available immediately.

Service without compromise

Entrance Hall



Accessed via opaque double glazed front door. Stairs rising to the first floor.

First Floor Landing



Double glazed window to the side elevation. Spacious built in double wardrobe with shelving. Timber balustrade. Telephone point. Access to loft space. Electric panel heater. Airing cupboard housing lagged hot water cylinder. Doors to rooms.

Kitchen 8'6" x 5'9" (2.59m x 1.75m)



Range of modern white high gloss fronted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted oven and electric hob with extractor fan over. Space and plumbing for automatic washing machine. Space and point for upright fridge/freezer. Wood effect vinyl flooring. Stainless steel sink and drainer. Double glazed window overlooking the landscaped gardens of Homewelland House.

Lounge/Diner 14'6" x 11'10" (4.42m x 3.61m)



Double glazed window to the front aspect. Telephone and television points. Electric panel heater.

Bedroom One 12'6" x 11'0" (3.81m x 3.35m)



Double glazed window to the front elevation. Built in double wardrobe. Electric panel heater.

Bedroom Two 9'1" x 7'9" (2.77m x 2.36m)



Double glazed window to the rear. Electric panel heater.

Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window. Wood effect vinyl flooring.

Outside



to the front of the property is a tarmacked parking area providing tandem parking for two to three cars. There is a small front slate patio and beds and a side paved access and built in outside store. Steps lead up to a good sized side garden which is mainly laid to bark chippings for easy maintenance. It is bordered by timber picket fencing.



Garden



Additional Information

Council tax band B

Holding deposit based on rent of £925pcm = £213

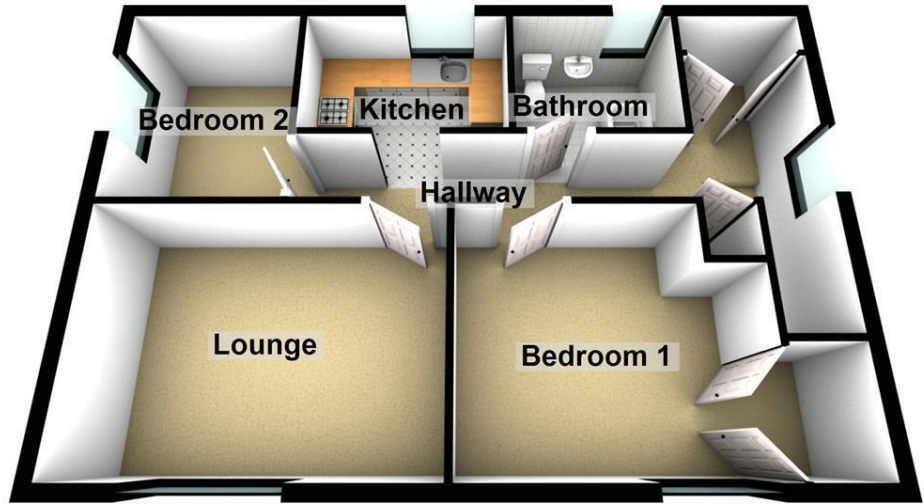
Damage deposit based on rent of £925pcm £1067

Floor Plan

Ground Floor
Approx. 3.4 sq. metres (36.3 sq. feet)

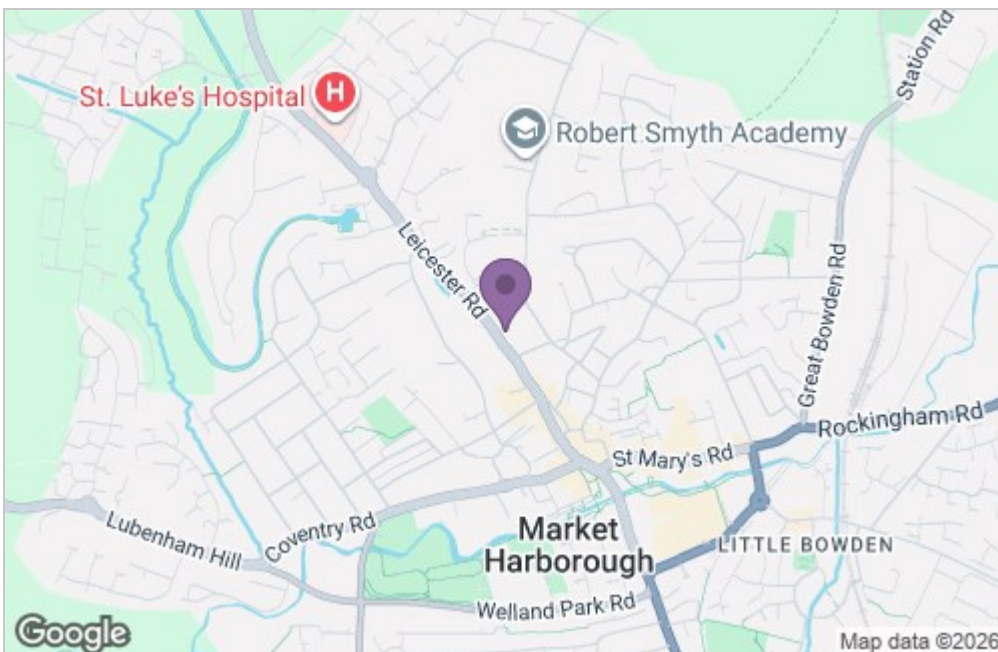


First Floor
Approx. 60.0 sq. metres (645.4 sq. feet)

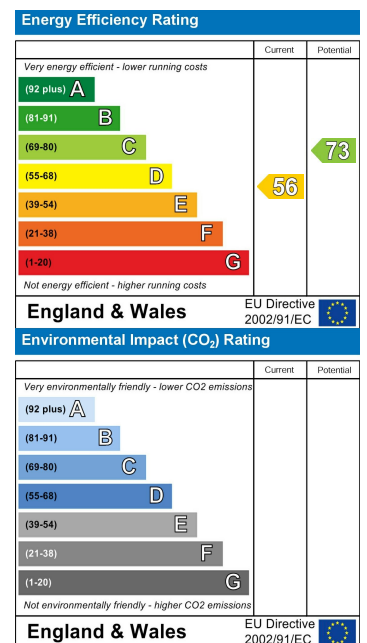


Total area: approx. 63.3 sq. metres (681.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise