



42, Heygate Street, Market Harborough, LE16 7JS



£1,150 Per Month

Ideally situated for access to the town centre and railway station is this beautifully presented and spacious family home. The gas centrally heated and double glazed accommodation comprises: Lounge, dining room, fitted kitchen, rear lobby, bathroom, landing and three good sized bedrooms. There is also a private rear garden. The property is offered unfurnished and is available early February.

Lounge 15'0" x 11'7" (4.57m x 3.53m)



Accessed via upvc front door. Double glazed window to the front elevation. Wood laminate flooring. Vertical radiator. Fitted log effect electric fire. Base storage cupboard. Four wall lights. Telephone point. Opaque multi paned door to:-

Dining Room 11'6" x 11'9" (3.51m x 3.58m)



Double glazed French doors opening out to the rear garden. Two wall lights. Archway to the stairs rising to the first floor. Vertical radiator. Opening to:-

Kitchen 11'10" x 6'4" (3.61m x 1.93m)

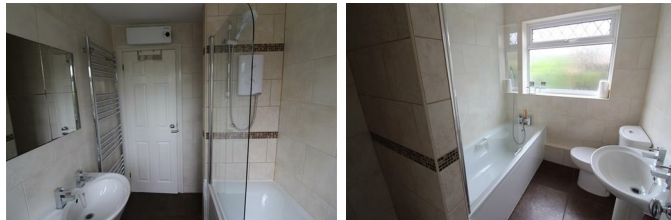


Range of modern grey high gloss fronted base and wall units. Varnished timber work surfaces and splash backs. Fitted double oven and four ring electric induction hob with stainless steel extractor hood over. Fitted slimline dishwasher and automatic washing machine. Fitted upright fridge/freezer. One and a half sink and drainer. Wall mounted gas fired combination central heating boiler. Double glazed window to the side elevation. Doorway to:-

Rear Lobby

Radiator. Opaque double glazed door leading outside. Door to:-

Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiled floor and walls. Heated towel rail. Opaque double glazed window.

Landing

Doors to rooms.

Bedroom One 11'11" x 11'7" (3.63m x 3.53m)



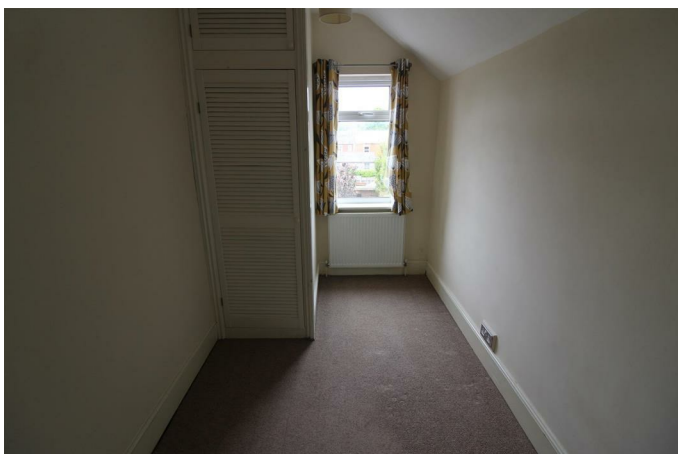
Double glazed window to the front elevation. Built in shelved wardrobe. Radiator.

Bedroom Two 11'10" x 8'5" (3.61m x 2.57m)



Double glazed window to the rear elevation. Fitted shelving. Radiator.

Bedroom Three 11'11" x 6'4" (3.63m x 1.93m)



Double glazed window to the rear elevation. Radiator. Louvre door to a built in linen cupboard.

Outside



The rear garden is laid mainly to lawn with a paved patio area and is enclosed by timber lap fencing. There is gated pedestrian access to the front.

Timber Store 10'0" x 8'0" (3.05m x 2.44m)

Power and lighting.

Additional Information

Council tax band B

Holding deposit based on £1150 rent per calendar month amounting to £265

Damage deposit based on £1150 rent per calendar month amounting to £1326

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

Floor Plan



Total area: approx. 78.4 sq. metres (844.2 sq. feet)

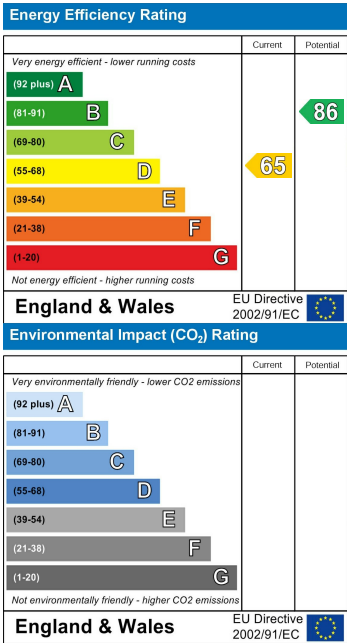
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise