

8 Elm Drive, Market Harborough, LE16 9DS



£1,500 Per Month

A well proportioned four Bedroom, detached family home located within a cul-de-sac location within walking distance of Market Harborough town centre, schools and amenities. This superb home offers multiple reception rooms, four good sized bedrooms and a delightful rear garden. The accommodation comprises: Entrance hall, living room, dining room, kitchen, utility room, WC, four bedrooms and family bathroom. Outside is a block paved driveway, garage and a good sized rear garden. Available January 2023.

Service without compromise

Entrance Hall 12'8" x 7'11" (3.86m x 2.41m)



12' 8" x 7' 11" max (3.86m x 2.41m max) Accessed via a UPVC double glazed front door with glazed side panel. Doors off to: Lounge, Dining Room, Kitchen and WC. Under stairs storage cupboard. Laminate wooden flooring. Radiator. Telephone point.

Living Room 17'5" x 11'10" (5.31m x 3.61m)



UPVC double glazed French doors with glazed side panels to rear aspect. Two radiators. TV point. Door through to: Utility.

(Living Room Photo 2)



Dining Room 11'10" x 9'4" (3.61m x 2.84m)



11' 10" x 9' 4" (3.61m x 2.84m) UPVC double glazed window to front aspect. Laminate wooden flooring. Telephone point. Radiator.

Kitchen 11'8" x 7'11" (3.56m x 2.41m)



Having a selection of fitted base and wall units with a roll edge laminate worktop and tiled splash back. 1 1/2 bowl stainless steel sink with drainer. Freestanding gas cooker with four ring electric hob and extractor over. Space and plumbing for washing machine and space for a further electrical appliance. UPVC double glazed window to rear aspect and UPVC double glazed door to side aspect. Vinyl flooring. Newly installed boiler.

(Kitchen Photo 2) 19' 11" x 7' 4" (5.79m 3.35m x 2.13m 1.22m)



UPVC double glazed French doors with side glazed side panels onto side aspect and rear garden. A selection of fitted base and wall units with a roll edge laminate worktop. Stainless steel single bowl sink. Space for two electrical appliances. Radiator. Vinyl flooring.

WC



Comprising: Low level WC and wash hand basin. UPVC double glazed window to side aspect. Vinyl flooring. Radiator.

Landing

Doors off to: Bedrooms and Bathroom. Storage cupboard. Loft hatch access. UPVC double glazed window to side aspect.

Bedroom One 12'4" x 11'11" (3.76m x 3.63m)



UPVC double glazed window to rear aspect. TV point. Radiator.

Bedroom Two 12'4" x 8'0" (3.76m x 2.44m)



UPVC double glazed window to rear aspect. Laminate wooden flooring. Radiator.

Bedroom Three 11'11" x 8'5" (3.63m x 2.57m)

UPVC double glazed window to front aspect. Radiator.

Bedroom Four 8'5" x 7'11" (2.57m x 2.41m)



UPVC double glazed window to front aspect. Laminate wooden flooring. Radiator.

Bathroom



Comprising: Panelled bath with shower over and foldable shower screen, low level WC and wash hand basin. Wall tiling and vinyl flooring. Radiator. UPVC double glazed window to side aspect.

Frontage & Driveway

To the front is a good sized low maintenance, block paved driveway and access to the single garage. The frontage allows off road parking for multiple vehicles, pedestrian gated access to the rear and a paved pathway to front door.

Garage

With up and over door. Power and light.

Garden



To the rear is a good sized garden with paved patio and



steps up to the lawn area having the additional benefit from mature trees and shrubs creating complete seclusion and privacy within the garden.

(Rear Garden Photo 2)



Rear of property



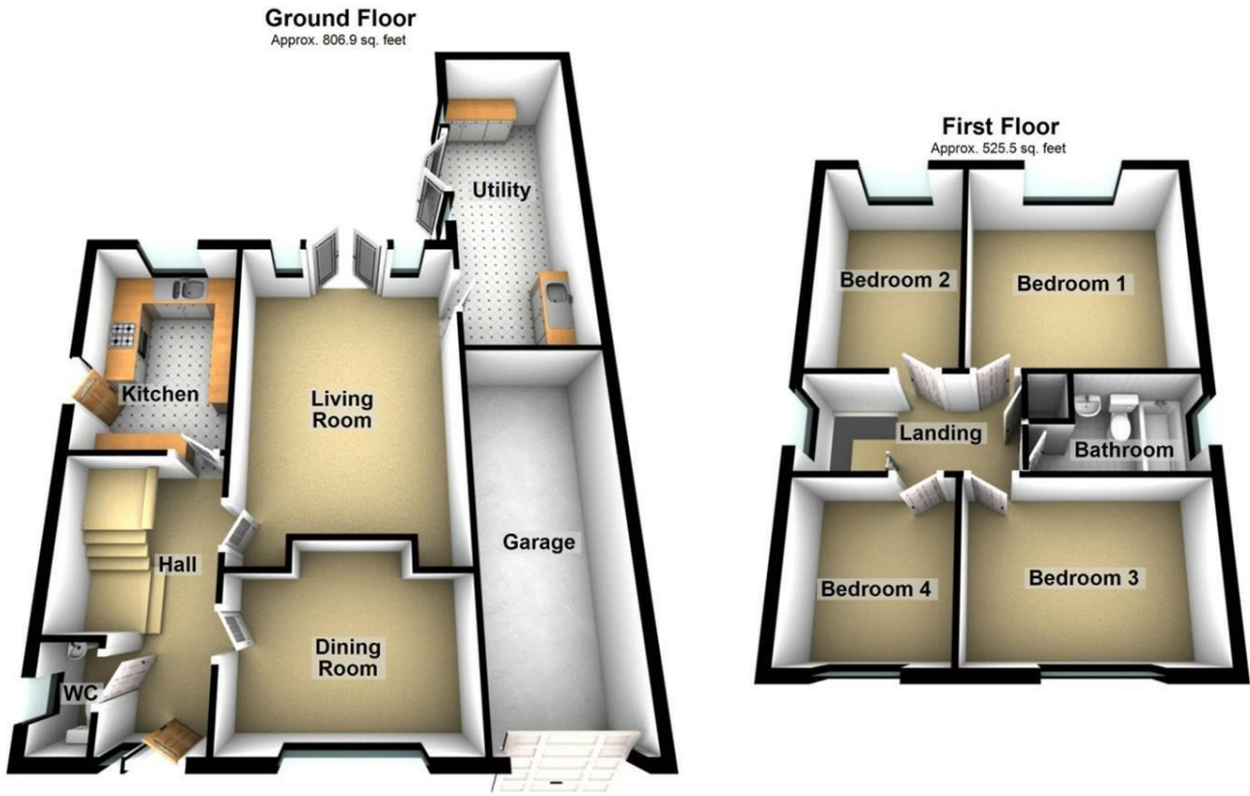
Additional Information

Council tax band D

Deposit based on rent of £1600 pcm £1730

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

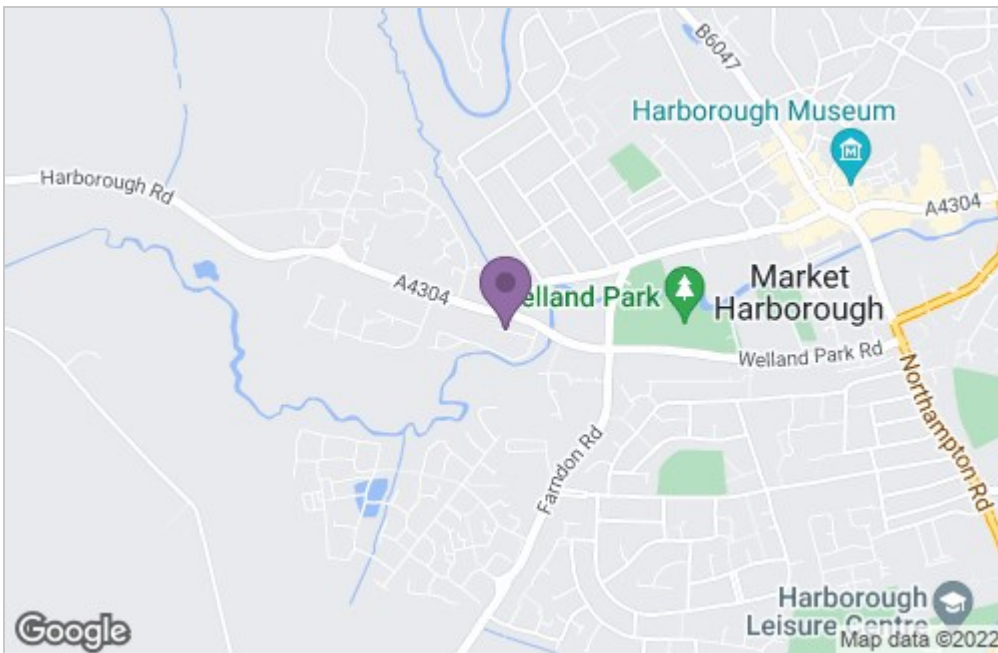
Floor Plan



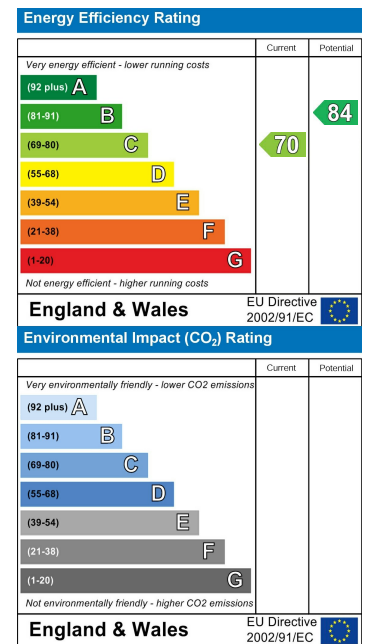
Total area: approx. 1332.4 sq. feet

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise