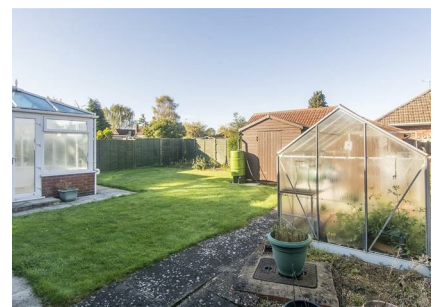


## 12 Rowan Avenue, Market Harborough, LE16 9LS



### £1,200 Per Month

Welcome to Rowan Avenue, Market Harborough - a charming location for this delightful two-bedroom detached bungalow. Situated in a popular residential area, this property offers a perfect blend of comfort and convenience. As you step inside, you are greeted by a cosy reception room, ideal for relaxing or entertaining guests. The bungalow also boasts two double bedrooms and a well-maintained bathroom. Outside is a good-sized rear garden and off-road parking. Available early June.

*Service without compromise*

## Entrance Hall

Accessed via opaque double glazed composite front door.  
Door to:-

## Lounge 15'2" x 12'4" (4.62m x 3.76m)



Double glazed window to the front elevation. Two radiators. Television point. Door to kitchen and doorway to inner hall.

## (Lounge Photo Two)

## Kitchen 13'11" x 9'2" (4.24m x 2.79m)



Range of modern fitted base and wall units. Laminated work surfaces and splash backs. Fitted double oven and four ring electric hob with extractor fan over. Fitted fridge/freezer. Space and plumbing for automatic washing machine and dishwasher. Stainless steel one and a half sink and drainer. Double glazed window to the rear aspect. Opaque double glazed door to timber lean-to storage with doors to front and rear gardens.

## (Kitchen Photo Two)



## Inner Hall

Doors to rooms.

## Bedroom One 13'5" x 10'9" (4.09m x 3.28m)



Double glazed window to the front elevation. Ceiling fan. Radiator. Television point. Telephone point.

## Bedroom Two 10'10" x 8'10" (3.30m x 2.69m)



Radiator. Television point. Telephone point. Double glazed bi-fold doors opening out to:-

## Conservatory 12'10" x 8'1" (3.91m x 2.46m)



Modern double glazed conservatory with clear pitched roof and double glazed French doors opening out to the rear garden. Wood laminate flooring. Wall light.

## Shower Room



Modern suite comprising large open walk in shower cubicle with mains fitment, wash hand basin and low level WC. Complementary tiling. Heated towel rail. Opaque double glazed window.

## Front



To the front of the property is a lawn with hedging screen. There is also block paved parking for two cars, and side timber fencing.

Rear Garden



The rear garden is a good size and laid mainly to lawn with a decked patio area to the rear. There is a further paved patio, a greenhouse and timber garden store. It is enclosed by timber lap fencing and affords a good deal of privacy.

(Rear Garden Photo Two)



(Rear Aspect Photo)



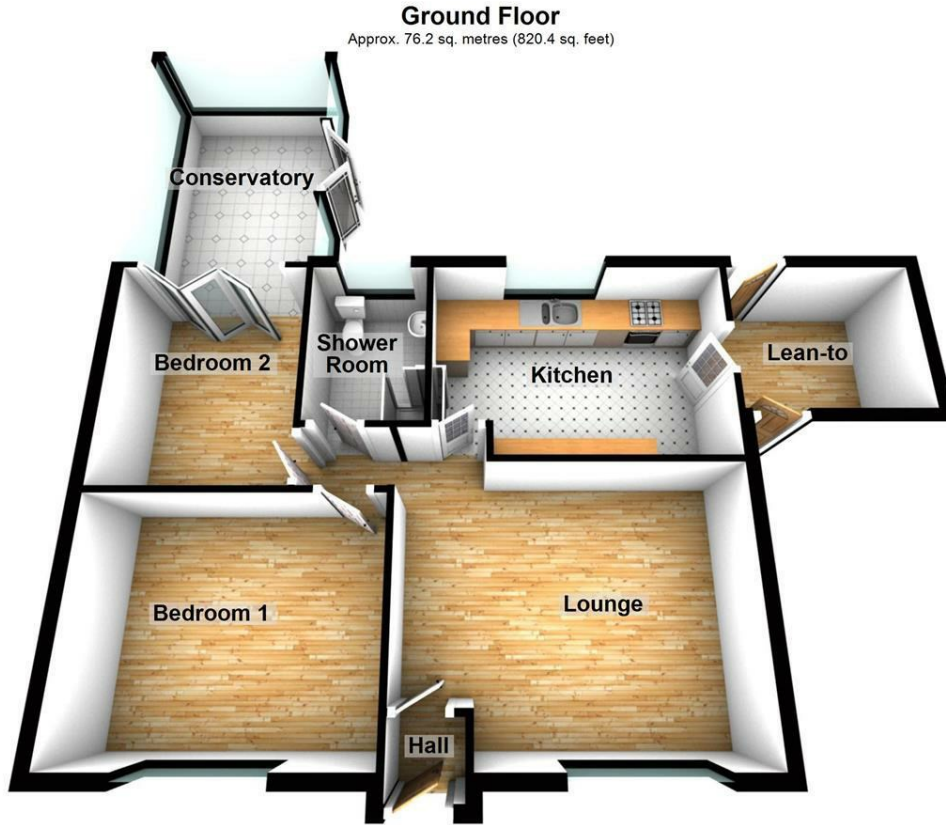
### Additional Information

Council tax band C

Holding deposit based on rent of £1200pcm is £276

Damage deposit based on rent of £1200pcm is £1384

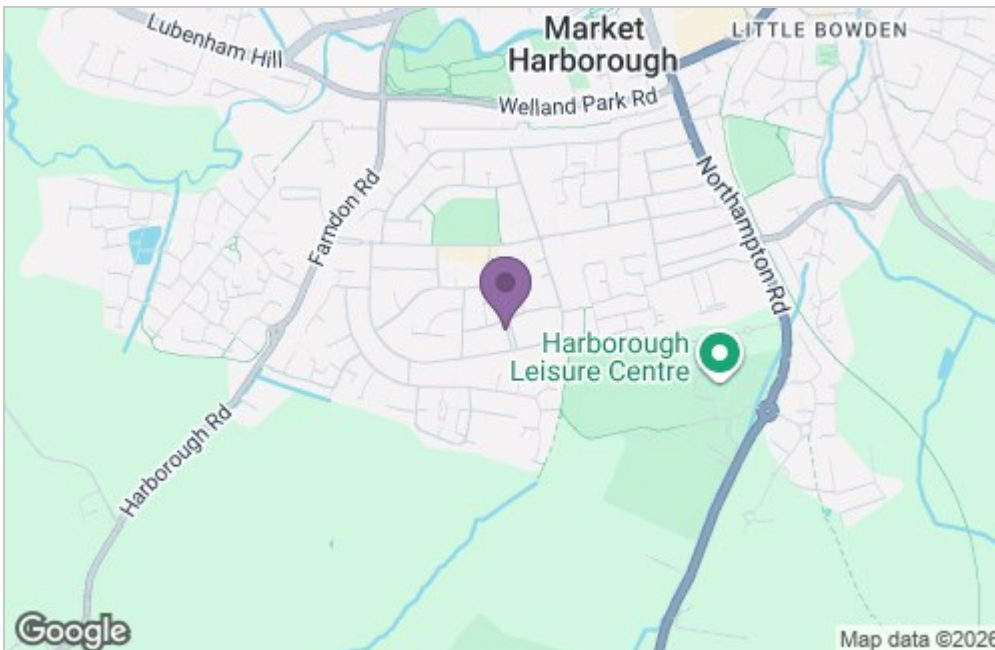
## Floor Plan



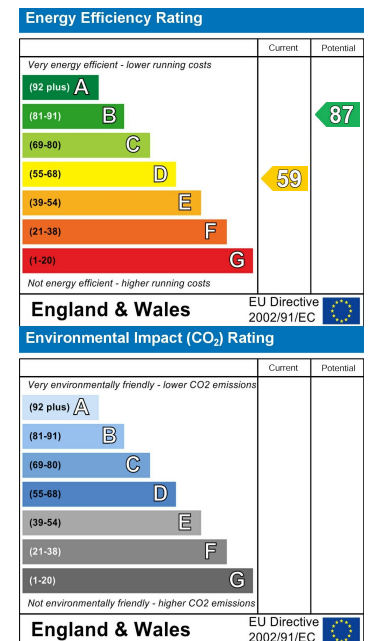
Total area: approx. 76.2 sq. metres (820.4 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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