

## 9 King Charles Crescent, Market Harborough, LE16



### £1,500 Per Month

Built to a high specification by Messrs Taylor Wimpey Homes, and well located in the prestigious Wellington Place development, is this brand new three storey family home.

The spacious accommodation has been designed with high energy efficiency in mind, having triple glazed windows and solar panels to reduce costs.

The accommodation briefly comprises: Entrance hall, lounge, utility room/WC, fitted kitchen/diner, landing, inner landing, two bedrooms and bathroom on the first floor, and spacious second floor master bedroom with en-suite shower room. There is also a private rear garden and off road parking for two cars.

The property is offered unfurnished and is available immediately.

*Service without compromise*

## Entrance Hall

Accessed via composite front door with two opaque double-glazed glass panels. Wood effect Karndean flooring. Radiator. Stairs rise into first floor. Door to lounge.

## Lounge 13'8" x 10'8" (4.17m x 3.25m)



Double-glazed window to the front elevation. Wood effect Karndean flooring. Radiator. Television point. Telephone point. Door to kitchen/breakfast room.

## Kitchen/Breakfast Room 14'8" max x 14'0" max (4.47m max x 4.27m max )



Double-glazed windows to the rear. Double-glazed French doors opening out to the rear garden. Wood effect Karndean flooring. Fitted base and wall units. Laminated work surfaces with matching splash backs. Fitted oven and four ring gas hob with stainless steel splash back and extractor fan over. Stainless steel one and

a half bowl sink and drainer. Radiator. Wall mounted gas fired combination central heating boiler. Spacious walk in under stairs storage cupboard. Door to utility/wc.

## Utility/WC 6'11" x 5'6" (2.11m x 1.68m)



Fitted base units. Laminated work surfaces and matching splash back. Inset oval single sink. Low level wc. Radiator. Extractor fan. Space and plumbing for washing machine.

## First Floor Landing

Timber balustrade. Radiator. Doors to rooms.

## Bedroom Two 14'0" max x 9'2" max (4.27m max x 2.79m max )



Double-glazed window to the rear elevation. Radiator. Built in storage cupboard.



## Bedroom Three 11'9" x 6'11" (3.58m x 2.11m)



Double-glazed window to the front elevation. Radiator.

## Bathroom

Panelled bath. Pedestal wash hand basin. Low level wc. Complimentary tiling. Karndean flooring. Radiator. Extractor fan.

## Inner Landing

Radiator. Stairs to the second floor.

## Master Bedroom 20'4" x 13'10" max (6.20m x 4.22m max )



Double-glazed window to the front elevation. Double-glazed Velux window to the rear. Access to loft space. Two radiators. Four wall lights. Timber balustrade. Door to en-suite shower room.

## En-Suite Shower Room

Double shower cubicle and mains shower fitment.

Pedestal wash hand basin. Low level wc. Complimentary tiling. Karndean flooring. Double-glazed Velux window. Radiator. Extractor fan.

## Outside



To the front of the property is tarmacked parking for two cars. Side pedestrian gated access to the rear garden. The rear garden is laid mainly to lawn with a paved patio area and paved garden path and a small timber garden store. The rear garden is enclosed by timber lat fencing.

## Additional Information

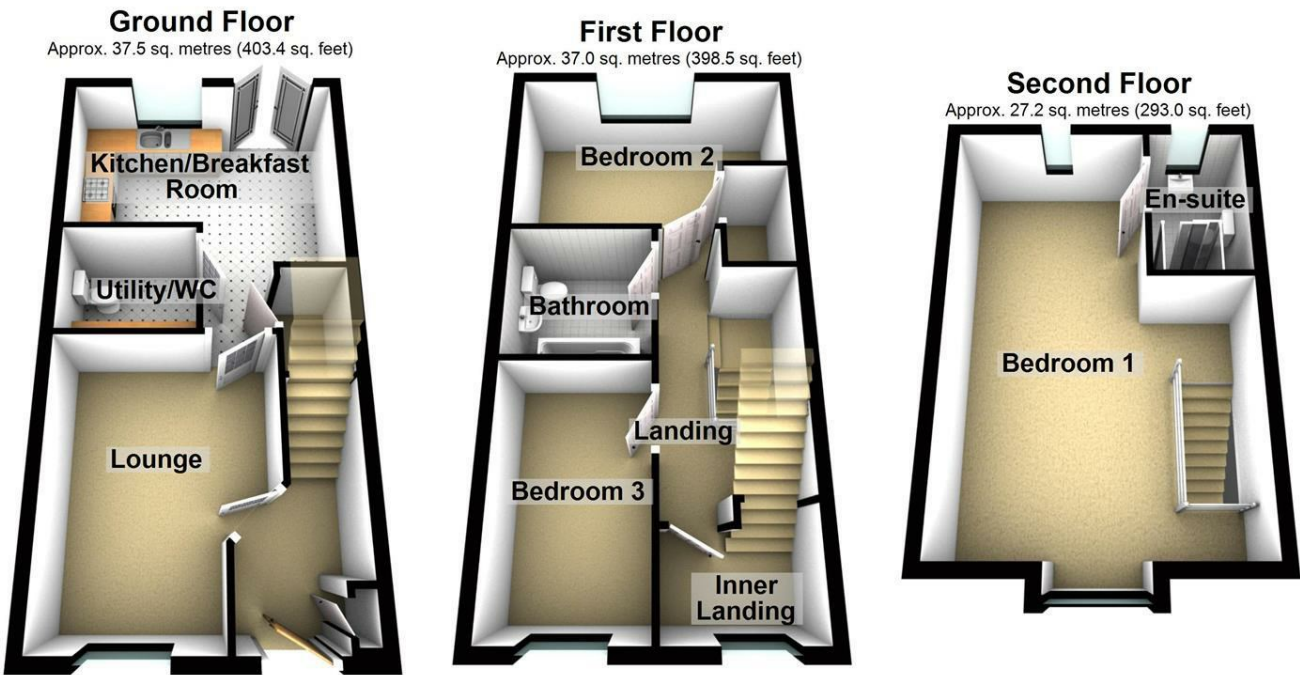
Council tax band: TBA

Holding deposit based on £1,500 rent per calendar month amounting to £346

Damage deposit based on £1,500 rent per calendar month amounting to £1,730

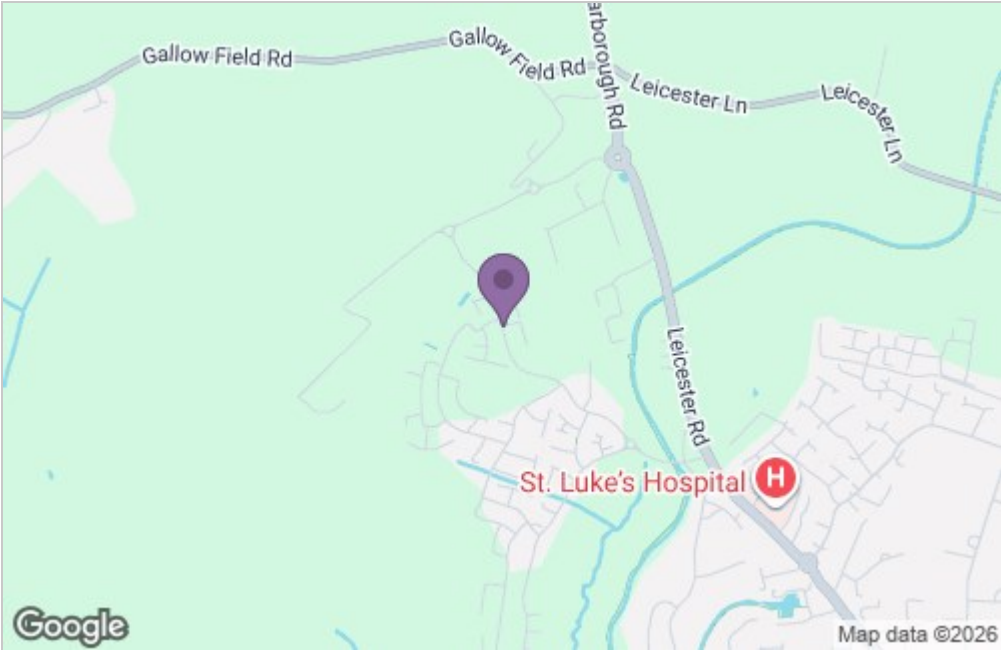
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

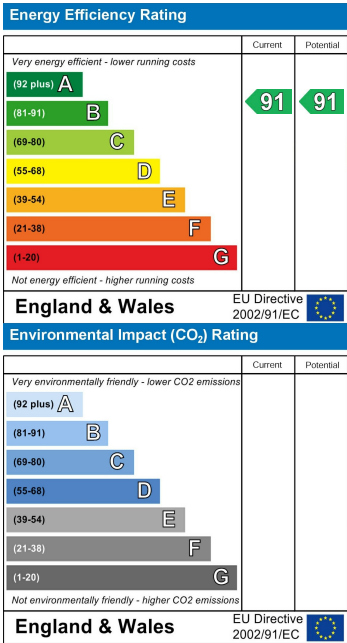


Total area: approx. 101.7 sq. metres (1095.0 sq. feet)

Area Map



Energy Efficiency Graph



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