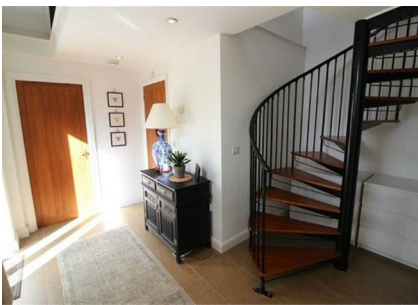


## 39c The Green, Market Harborough, LE16 7EU



### £1,200 Per Month

A charming mews style property offering spacious accommodation in one of the most sought after villages in the area. The gas centrally heated and double glazed accommodation comprises: Entrance hall, shower room, fitted kitchen with appliances, lounge, landing, master bedroom with luxury fitted bath/wet room en-suite, second double bedroom and WC. Outside is allocated parking and a self contained study room with WiFi fitted and pretty communal gardens. EPC rating C. The property is offered unfurnished.

*Service without compromise*

## Entrance Hall



Double glazed window to the front elevation and double glazed front door. Spiral staircase rising to the first floor. Built in cloaks cupboard and two sets of chest of drawers. Tiled flooring. Ceiling down lighters. Radiator. Doors to rooms.

## Shower Room

Tiled shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level WC. Radiator. Heated towel rail. Extractor fan.

## Kitchen 11'10" x 11'3" (3.63 x 3.45)



Range of modern fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted appliances to include: Oven and four ring gas hob beneath stainless steel extractor hood, automatic dishwasher, refrigerator and freezer. Airing cupboard housing lagged hot water tank. Space and plumbing for automatic washing machine. Radiator. Two double glazed windows to the front elevation.

## Lounge / Diner 27'3" x 11'3" (8.31 x 3.43)



Three double glazed windows to the front elevation. Oak flooring. Fitted storage cupboards and book shelving. Double glazed door to the front. Radiator. Television point. Ceiling down lighters. Large ornate fitted wall mirror.

## Landing



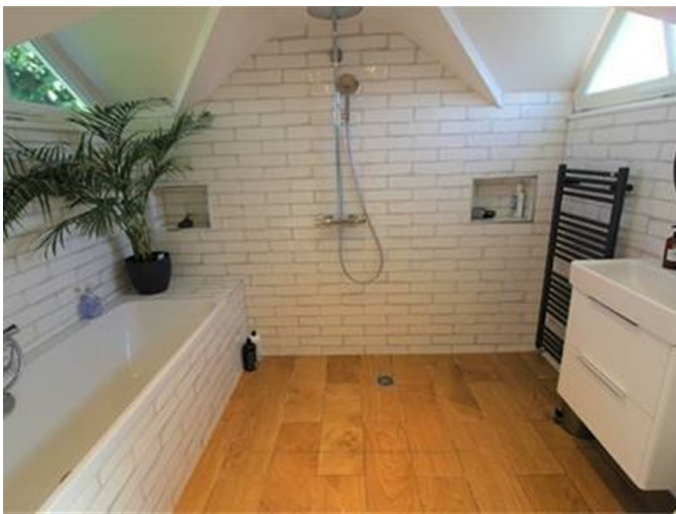
Double glazed dual aspect windows. Wrought iron balustrade. Wall light. Radiator. Doors to rooms.

## Bedroom One 13'8" x 11'6" (4.19 x 3.51)



Pitched ceiling with double glazed dual aspect windows. Two fitted mirrored wardrobes. Radiator. Door to:-

### En-Suite Bathroom



Tiled bath. Open shower area with 'Rain' power shower fitment. Wash hand basin. Low level WC. Heated towel rail. Tiled flooring with under floor heating. Double to the rear elevation and further opaque double glazed window. Extractor fan. Ceiling down lighters.

## Bedroom Two 11'5" x 11'6" (3.48 x 3.53)



11' 5" x 11' 7" (3.48m x 3.53m) Double glazed dual aspect windows. Fitted storage cupboards. Radiator. Ceiling down lighters.

### W/C

Low level WC. Wash hand basin. Built in wardrobes. Extractor fan.

### Outside



Directly to the front of the property is a small patio/seating area and well stocked beds. There is outside lighting, an outside tap and allocated car parking. There is also a separate walled and landscaped communal garden with seating areas.



Study / Office 14'2" x 10'11" (4.34 x 3.35)



Formerly the garage and now converted to a light and airy room ideal for home working with large double glazed skylight, oak flooring, radiator and installed WIFI.

#### **Additional Information**

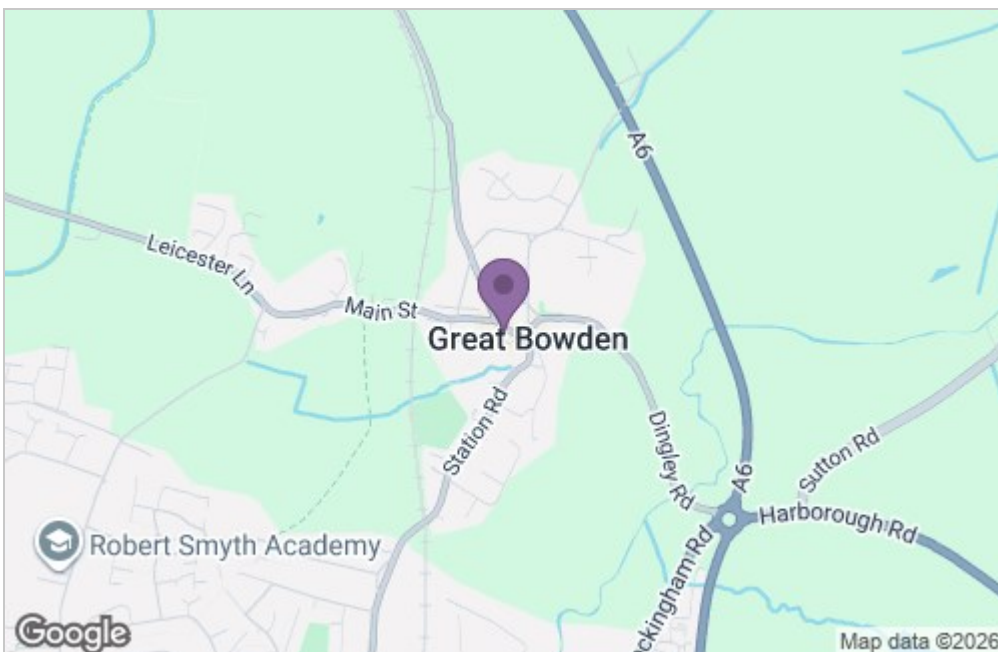
Council tax band D

Deposit based on £1050 pcm £1211

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

## Floor Plan

## Area Map



## Energy Efficiency Graph

