

## 114 Scotland Road, Market Harborough, LE16 8AY



### £1,900 Per Month

A beautifully presented and brand new detached family home well located in this picturesque satellite village to Market Harborough.

The spacious accommodation has a combination of underfloor and radiator central heating, and includes: Reception hall, cloakroom/WC, lounge, study, '19'9" x 12'10" fitted kitchen/diner with appliances, landing, three double bedrooms, en-suite shower room and family bathroom. There is also a private garden and off road parking for two cars.

The property is offered unfurnished and is available immediately.

*Service without compromise*

## Reception Hall



Accessed via opaque double-glazed composite front door. Wood laminate flooring. Stairs rise into the first floor. Understairs cloaks cupboard. Storage cupboard with pipework for under floor heating. Central heating programmer. Ceiling down lighters. Doors to rooms.

## Cloakroom/WC



Wash hand basin and vanity unit. Low level wc. Wood laminate flooring. Ceiling down lighters. Extractor fan.

## Lounge 19'6" x 12'3" (5.94m x 3.73m)



Two double-glazed windows to the side elevation. Double-glazed dual aspect windows. Herringbone patterned wood laminate flooring.

## Study 9'0" x 8'4" (2.74m x 2.54m)

Double-glazed windows to the front and side elevations. Wood laminate flooring.

## Kitchen/Diner 19'9" x 12'10" (6.02m x 3.91m)



Pitched ceiling with two double-glazed Velux windows. Double-glazed French doors opening out to the rear garden. Further double-glazed windows to the rear and side elevations. Feature Herringbone wood laminate flooring. Fitted base and wall units with granite work surfaces and splash backs. Further granite topped island with base units and wine racking. Fitted automatic dishwasher. Double oven and four ring electric hob with extractor hood over. Fitted fridge and freezer. Pull out bin store. Butler sink with molded drainer. Door to utility room.

**Kitchen/Diner (Photo 2)**



**Utility Room 6'7" x 6'4" (2.01m x 1.93m)**



Fitted base and wall units. Solid granite work surfaces with matching splash backs. Fitted automatic washing machine and tumble dryer. Stainless steel butler sink and molded drainer. Wood laminate flooring. Double-glazed composite door leading outside.

**First Floor Landing**



Airing cupboard housing hot water cylinders. Fitted wardrobe. Double-glazed window to the front. Radiator. Central heating controls. Timber balustrade. Doors to rooms.

**Bedroom One 12'9" x 12'3" (3.89m x 3.73m)**



Double-glazed window to the rear. Radiator. Door to ensuite shower room.

## En-Suite Shower Room



Double shower cubicle with mains rain style shower fitment. Wash hand basin. Low level wc. Heated towel rail. Wood laminate flooring. Extractor fan. Double-glazed window to the rear elevation.

## Bedroom Two 13'0" x 9'8" (3.96m x 2.95m)



Double-glazed window to the side elevation. Radiator. Access to loft space.

## Bedroom Three 9'5" x 9'4" (2.87m x 2.84m)



Double-glazed window to the front elevation. Radiator.

## Bathroom



Panelled bath with mains powered rain shower fitment. Wash hand basin. Low level wc. Heated towel rail. Wood laminate flooring. Double-glazed window to the front elevation.



## Outside



To the front of the property is a small lawned area with brick retaining wall and paved steps up to the front door. Gated pedestrian access to the rear garden which is laid mainly to lawn with a paved patio area and outside lighting. Shared tarmacked driveway leading to allocated parking for two cars with electric car charging point.

## Outside Rear



## Additional Information

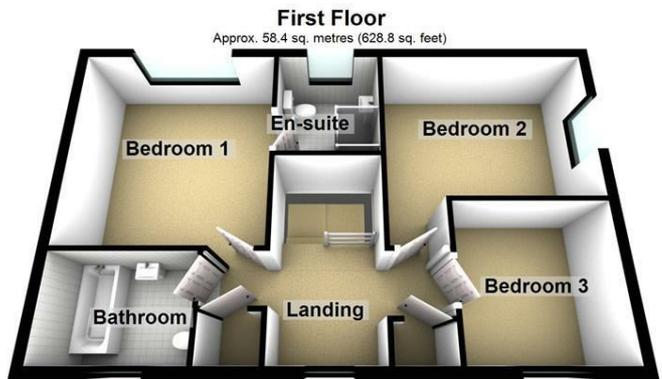
Council tax band TBC

Holding deposit based on £1900 rent per calendar month amounting to £438

Damage deposit based on £1900 rent per calendar month amounting to £2,192

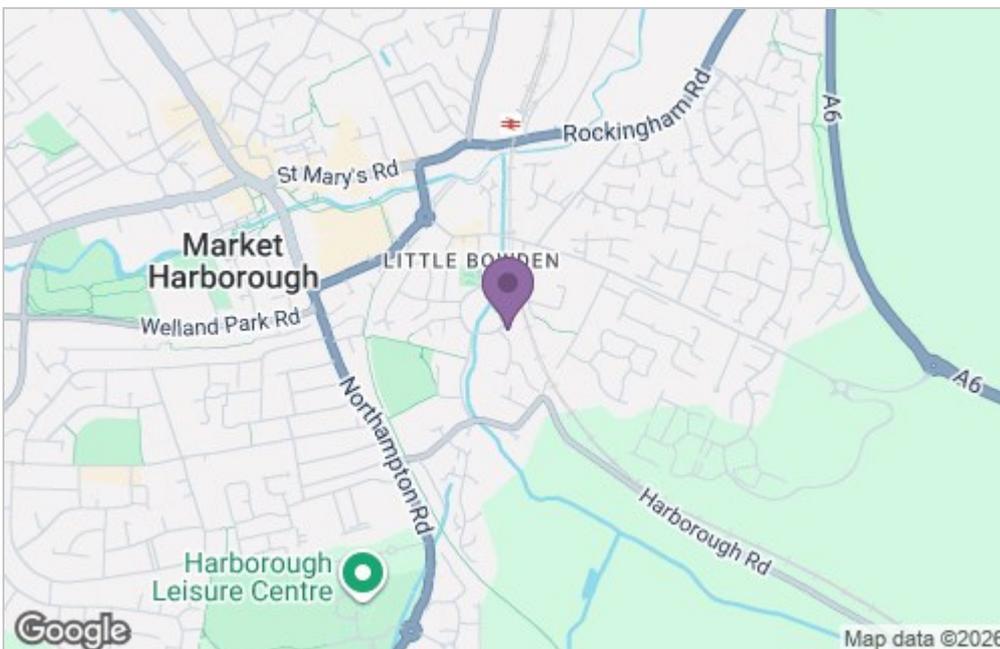
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

## Floor Plan



Total area: approx. 132.3 sq. metres (1423.7 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>83</b>	<b>87</b>
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

*Service without compromise*