

## 4 Garfield Close, Market Harborough, LE16 8GD



**£1,400 Per Month**

Situated in a much sought after quiet cul de sac in Little Bowden is this immaculate family home. The gas centrally heated and double glazed accommodation is arranged over three levels and comprises: Entrance hall, downstairs WC, lounge, 18'1" x 10'9" fully fitted kitchen/breakfast room, three double bedrooms, en-suite shower room and family bathroom. There is also a private, easily maintained garden, off road parking and a single garage. The property will be available unfurnished from early February 2026.

*Service without compromise*

## Entrance Hall

Shuttered double glazed window to the front elevation. Boxed radiator. Stairs rising to the first floor with under stairs storage cupboard. Doors to rooms.

## Downstairs W/C

Pedestal wash hand basin and low level WC. Radiator. Tiled flooring. Extractor fan.

## Lounge 12'11" x 11'1" (3.94 x 3.38)



Shuttered double glazed bay window to the front elevation. Boxed radiator. Television point. Telephone point.

## Kitchen / Breakfast Room 18'0" x 10'9" (5.51 x 3.28)



Range of modern, cream coloured and high gloss fronted base and wall units. Wood effect laminated work surfaces with complementary tiled splash backs. Fitted appliances comprising: Fridge and freezer, automatic dishwasher, five ring gas hob beneath stainless steel extractor hood, double oven and automatic washing machine. Stainless steel one and a half sink and drainer. Radiator. Ceramic tiled flooring. Ceiling downlighters. Double glazed French doors opening out to the rear garden.

## Landing

Shuttered double glazed window to the front elevation. Timber balustrade. Radiator. Stairs rising to the second floor. Doors to rooms.

## En Suite



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

## Bedroom Two 11'3" x 9'6" (3.45 x 2.92)



Shuttered double glazed bay window to the front elevation. Built in wardrobe. Radiator. Door to:-

## Bedroom Three 10'7" x 8'7" (3.23 x 2.62)

Double glazed window to the rear elevation. Radiator.

## Bathroom

Panelled bath with shower fitment over. Pedestal wash hand basin. Low level WC. Heated towel rail.

Complementary tiling. Airing cupboard housing lagged hot water tank. Opaque double glazed window.

## Landing

Double glazed velux window. Built in wardrobe also housing gas fired central heating boiler. Door to:-

## Master Bedroom 19'3" x 12'5" (5.89 x 3.81)



Double glazed window to the front elevation and further double glazed velux window. Built in wardrobes. Radiator.

## Outside



To the front of the property is a block paved forecourt providing parking for several cars and access to the garage. There is gated side pedestrian access to the rear garden. The rear garden has been designed for easy maintenance being mainly paved and gravelled. It is private being enclosed by timber lap fencing.

## Garage

Single brick constructed detached garage with up and over door.

## Additional Information

Council tax band: D

Holding deposit based on £1400 rent per calendar month amounting to £323

Damage deposit based on £1400 rent per calendar month amounting to £1,615

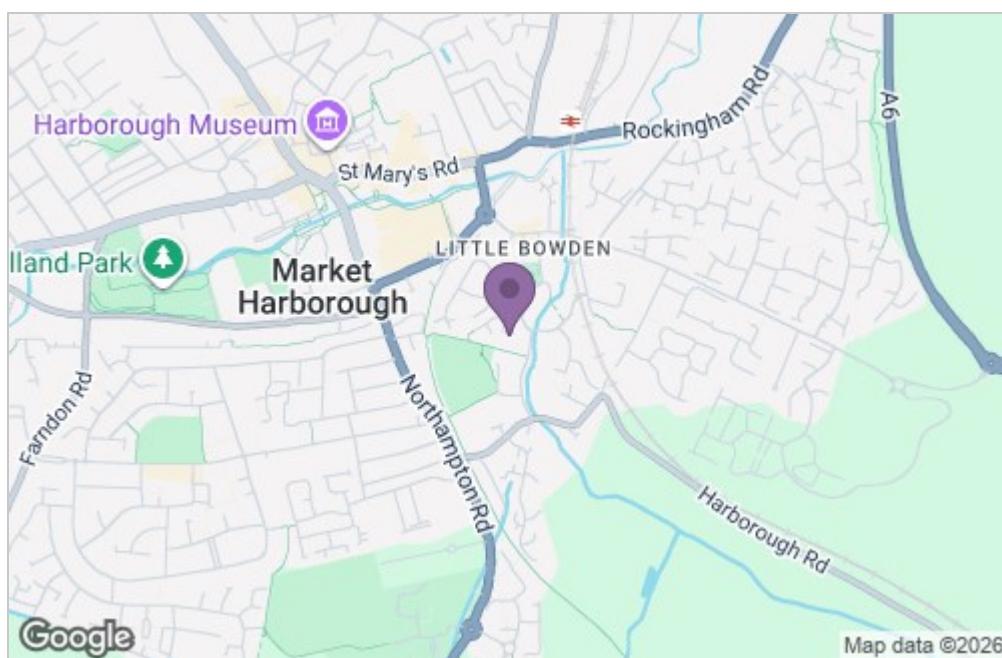
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

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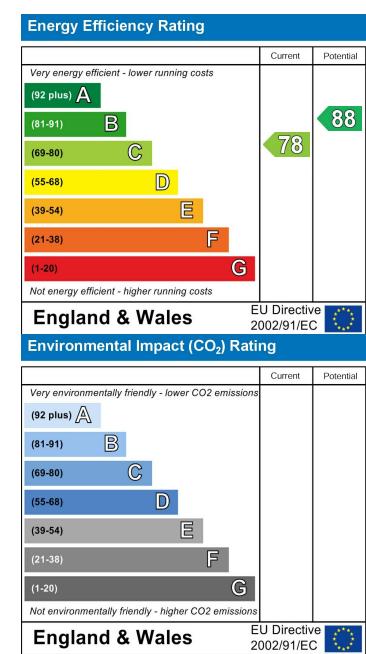


## Floor Plan

## Area Map



## Energy Efficiency Graph



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