

## 60 Blackhorse Drive, Market Harborough, LE16 9NS



**£1,450 Per Month**

Recently constructed to a high specification by Messrs Davidsons is this spacious semi detached family home. The gas centrally heated and double glazed accommodation comprises:- Entrance hall, living room, downstairs WC, fitted kitchen/diner with appliances, landing, three bedrooms with en-suite and bathroom. There is also a lawned garden, garage and off road parking for two cars. The property is offered unfurnished and will be available from mid October. SORRY NO PETS.

*Service without compromise*

## Entrance Hall

Composite front entrance door. Kardean flooring. Radiator. Stairs rising to first floor.

## Downstairs WC



Low-level WC and pedestal wash hand basin. Composite tiled flooring, Opaque double-glazed window. Kardean flooring. Radiator.

## Lounge 14'7" x 11'11" (4.45m x 3.63m)



Double-glazed window to front elevation. Kardean flooring. Television point. Telephone point. Under-stairs storage cupboard. Two radiators.

## Inner Hall

Kardean flooring. Doors leading to kitchen and WC.

## Kitchen / Breakfast Room 15'2" max x 13'1" max (4.62m max x 3.99m max)



Double-glazed French doors leading to rear garden. Double-glazed windows to rear and side aspects. Laminate flooring. Four-ring gas hob with stainless steel extractor hood over. Fitted double oven. Slimline dishwasher. Fitted washing machine. Fridge-freezer. Laminate worktops with stainless steel splash-backs. Stainless steel one and a half sink and drainer. Gas-fired 'Ideal' combination central heating boiler. Television point. Spotlights to ceiling. Radiator.

## Landing



Spacious walk-in linen cupboard. Loft access hatch. Doors to rooms. Radiator.

## Bedroom One 11'5" x 10'6" (3.48m x 3.20m)



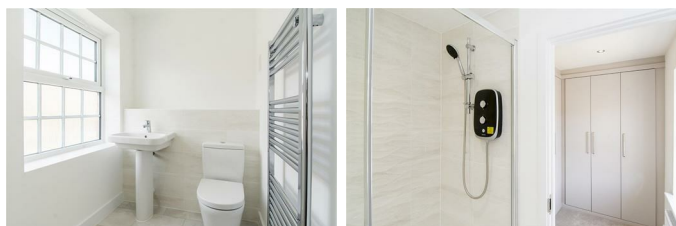
Double-glazed window to rear elevation with views. Television point. Telephone point. Radiator.

**Dressing Room 5'9" max x 4'5" max (1.75m max x 1.35m max)**



Fitted wardrobes. Radiator.

## En-Suite



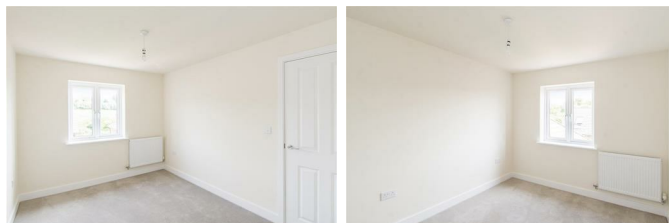
Opaque double-glazed window. Low-level WC and pedestal wash hand basin. Shower cubicle with electric shower fitment over. Heated towel rail. Complementary tiling. Shaver point.

**Bedroom Two 14'0" x 8'9" max (4.27m x 2.67m max)**



Double-glazed window to front elevation. Radiator.

**Bedroom Three 13'9" max x 8'9" (4.19m max x 2.67m)**



Double-glazed window to rear. Radiator.

## Bathroom



Opaque double-glazed window. Panelled bath with mixer shower attachment over. Shower cubicle with mains shower fitment. Pedestal wash hand basin and low-level WC. Complementary tiling. Spotlights to ceiling. Heated towel rail. Extractor fan.

## Front

Small grassed area with borders. Outside light. Tarmac driveway with parking for 2/3 cars.

## Single Garage



Up and over door.

## Rear



Raised paved patio area. Steps leading down to lawned area. Enclosed by walls and fencing. Gated pedestrian access.

## Additional Information

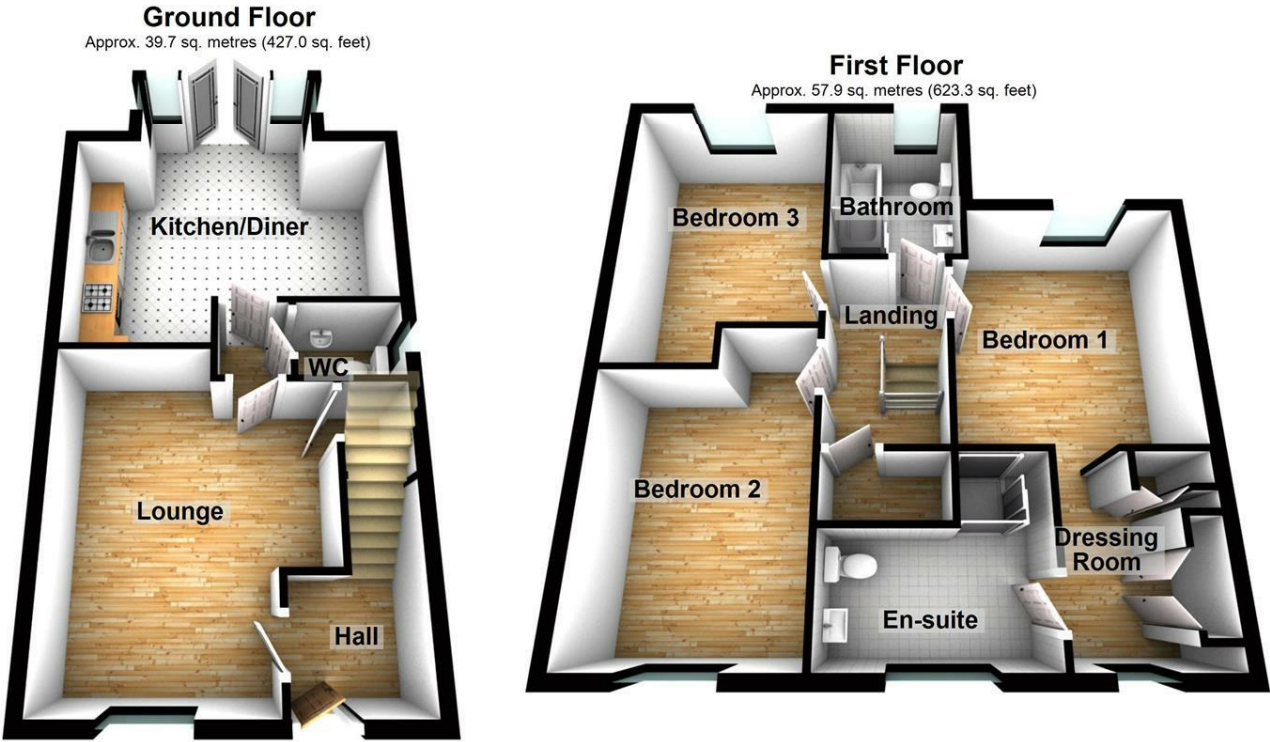
Council tax band C

Holding deposit based on rent of £1450pcm £334.00

Damage deposit based on rent of £1450pcm £1673.00

Initial tenancy term 12 months and will revert to a monthly periodic after the initial term

Floor Plan

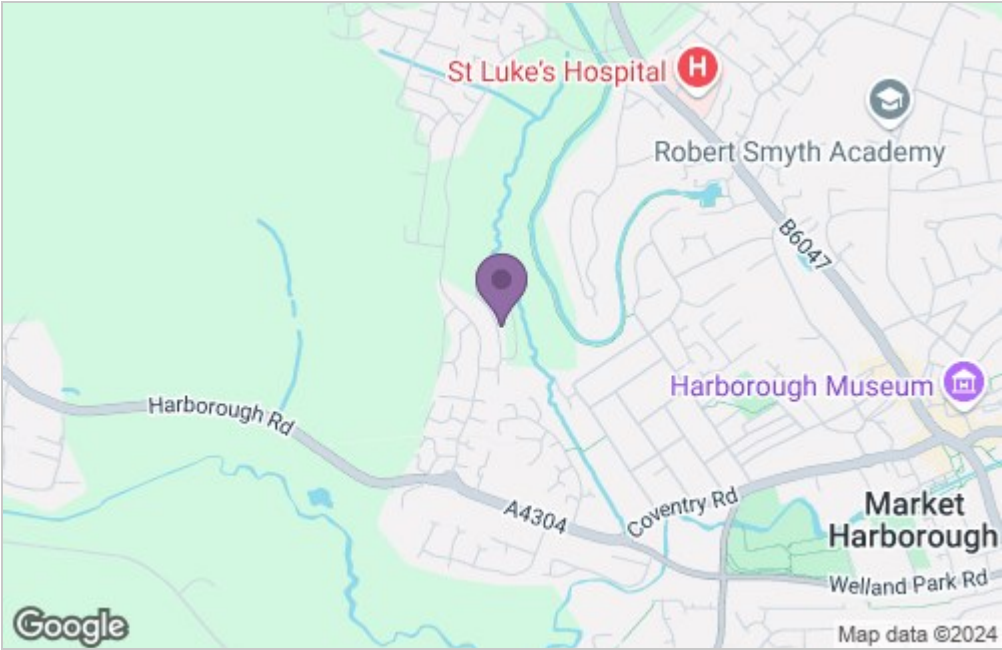


Total area: approx. 97.6 sq. metres (1050.3 sq. feet)

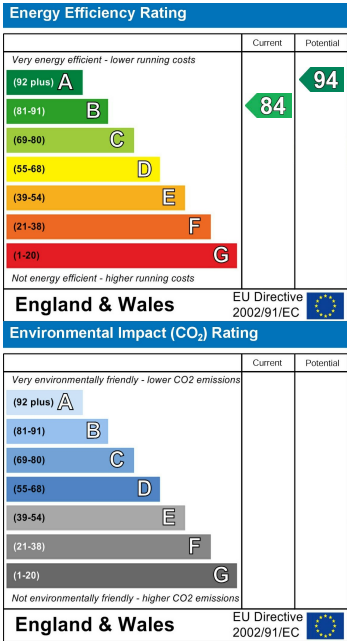
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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