

## 16 Dogwood Drive, Market Harborough, LE16 7BP



### £1,400 Per Month

Located in the established area of Dogwood Drive, Market Harborough, this modern semi-detached house offers a delightful blend of comfort and style.

The property features three well-proportioned bedrooms, including a particularly spacious main bedroom and two bathrooms.

One of the standout features of this home is the open views to the front aspect. The landscaped west-facing garden is an ideal spot for enjoying the afternoon sun, perfect for entertaining guests or simply unwinding after a long day.

Parking is made easy with space for up to three vehicles. Within walking distance of the town, schools and station, the property is situated within a prime location, presenting an excellent opportunity for those looking to settle in a vibrant community with everything on the doorstep. Do not miss the chance to make this wonderful property your new home. Available immediately

*Service without compromise*



## **Entrance Hall 4'10 x 4'2 (1.47m x 1.27m)**

Accessed via front door. Doors off to: Lounge and WC. LED spotlights. LVT flooring. Radiator.

## **Downstairs WC 5'1 x 3'5 (1.55m x 1.04m)**

Comprising: Low level WC and wash hand basin. Extractor. LED spotlights. 1/2 wall tiling. LVT flooring. Radiator.

## **Lounge 14'11 x 12'1 (4.55m x 3.68m)**

UPVC double glazed bay window to front aspect. Door through to: Inner hall. Understairs cupboard having WiFi point and telephone point. Media panel/TV connections. 2 x Radiators.

## **Inner Hall**

Door through to: Kitchen/diner. Stairs rising to: First floor.

## **Kitchen/Diner 15'5 x 10'5 (4.70m x 3.18m)**

### **Kitchen Area**

Having a selection of fitted base and wall units with a laminate worktop over and a single bowl stainless steel sink with drainer. There is a high level single fan assisted electric oven, gas hob, extractor, an integrated fridge/freezer, an integrated dishwasher and boiler. The kitchen area benefits from a UPVC double glazed window to the rear aspect, LED spotlights, under cabinet lighting and LVT flooring.

### **Dining Area**

UPVC double glazed 'French' doors out to: Rear garden. LED spotlights. LVT flooring. Radiator.

## **First Floor Landing**

Doors off to: Bedrooms, bathroom and second floor landing area. LED spotlights. Airing cupboard with shelving.

## **Bedroom Two 13'6 x 8'7 (4.11m x 2.62m)**

UPVC double glazed window to rear aspect. Built-in wardrobes with mirrored sliding doors. LED spotlights. Radiator.

## **Bedroom Three 11'11 x 8'7 (3.63m x 2.62m)**

UPVC double glazed window to front aspect. Built-in wardrobes with mirrored sliding doors. Radiator.

## **Bathroom 8'1 x 6'5 (2.46m x 1.96m)**

Comprising: Panelled bath with mixer tap, low level WC and wash hand basin. UPVC double glazed window to rear aspect. Extractor. LED spotlights. LVT flooring. Chrome heated towel rail.

## **Landing Area To Second Floor**

UPVC double glazed window to front aspect. Stairs rising to: First floor. Radiator. Space understairs that could be utilised as a study area.

## **Bedroom One 20'0 x 15'5 (6.10m x 4.70m)**

UPVC double glazed window to front aspect. 2 x 'Velux' windows to rear aspect. Door to: En-Suite. Built-in wardrobes. LED spotlights. TV point. 2 x Radiators. Loft hatch access. Eaves access.

## **En-Suite 8'10 x 4'0 (2.69m x 1.22m)**

Comprising: Shower enclosure, low level WC and wash hand basin. 'Velux' window to rear aspect. LED spotlights. Extractor. Wall tiling throughout. LVT flooring. Chrome heated towel rail.

## **Outside**

The property occupies an elevated position, amongst a small cluster of similar homes with delightful open views to the front. There are 3 parking spaces providing ample off road parking. A pathway to the side of the property provides access through a pedestrian gate into the rear garden. The landscaped West facing rear garden is fully enclosed, benefitting from a paved patio, an artificial lawn with retained sleeper borders with a further paved seating area and space for a handy wooden shed.

## **Additional Information**

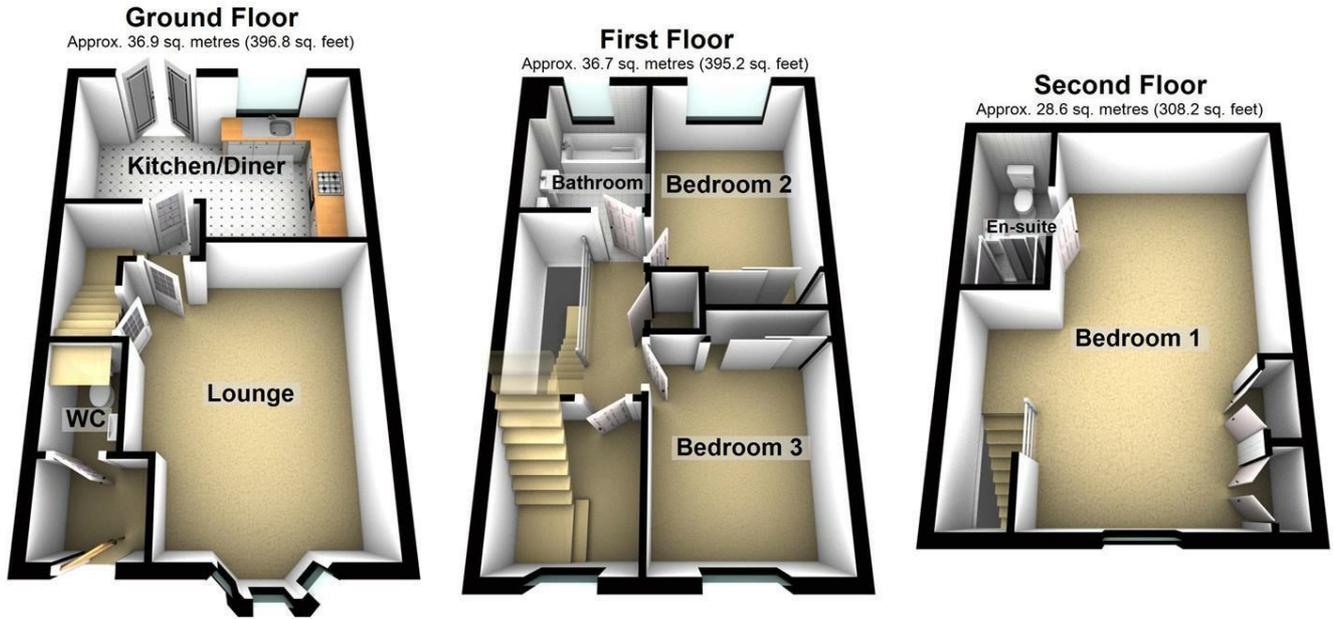
Council tax band D

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

Damage deposit based on £1400 rent per calendar month amounting to £1615

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

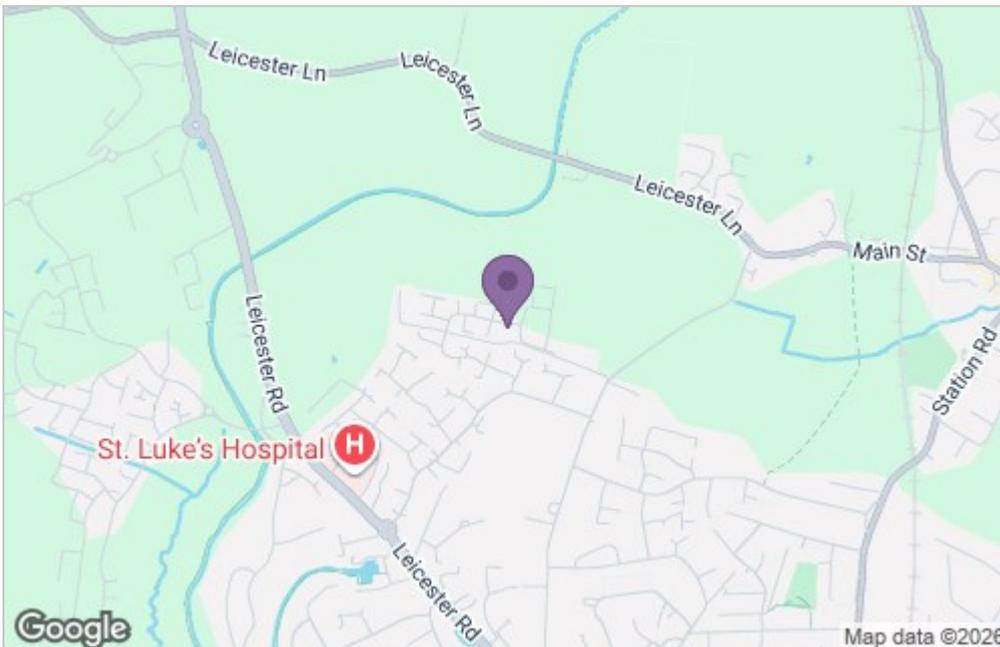
## Floor Plan



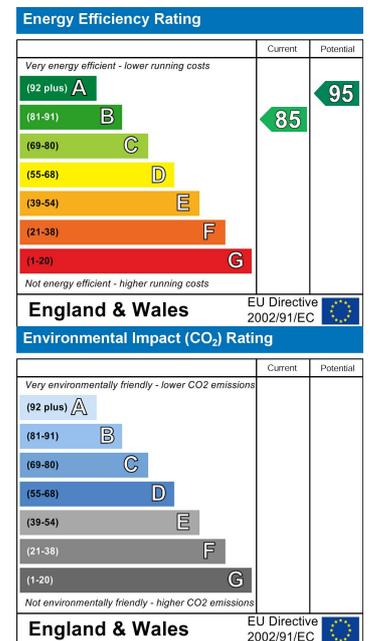
Total area: approx. 102.2 sq. metres (1100.2 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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