

33 Highfield Street, MARKET HARBOROUGH, LE16



£1,300 Per Month

A beautifully modernised and presented mid terrace home ideally situated for the town centre and associated amenities. The gas centrally heated and double glazed accommodation comprises: Lounge, fitted kitchen with appliances, dining area, landing, two bedrooms and bathroom on the first floor and further double bedroom on the second floor. There is also a good sized garden. The property is offered unfurnished and will be available late May.

Service without compromise



Lounge 14'5" max x 10'9" (4.39m max x 3.28m)

Accessed via composite front door. Double glazed window to the front elevation. Period cast iron open fireplace. Radiator. Fitted base unit. Feature dado and relief panelling, and ceiling rose. Exposed timber flooring. Stairs rising to the first floor. Door to:-

Lounge (Photo 2)

Kitchen Area 12'4" x 10'8" (3.76m x 3.25m)

Bespoke fitted kitchen with a range of base and wall units, and solid timber work surfaces. Complementary tiled splash backs. Fitted double oven and four ring gas hob with extractor fan over. Fitted automatic dishwasher and washing machine. Fitted fridge and freezer. Butler style sink. Walk in open shelved larder. Ceiling down lighters. Ceramic tiled flooring. Wall mounted gas fired combination central heating boiler. Opening through to:-

Kitchen (Photo 2)

Dining Area 9'6" x 9'3" (2.90m x 2.82m)

Double glazed French doors opening out to the rear garden. Ceramic tiled flooring. Radiator. Ceiling down lighters. Television point.

First Floor Landing

Timber balustrade. Radiator. Door to stairs to second floor bedroom and further doors to rooms.

Bedroom One 11'2" x 10'9" (3.40m x 3.28m)

Double glazed window to the front elevation. Exposed timber flooring. Relief wall panelling. Built in wardrobe. Radiator. Television point.

Second Floor Bedroom Two 13'9" x 10'11" (4.19m x 3.33m)

Double glazed velux window. Under eaves wardrobes/storage cupboards. Radiator.

Bedroom Three 9'9" x 5'8" (2.97m x 1.73m)

Double glazed window to the rear. Radiator.

Bathroom

Panelled bath with mixer shower fitment over. Pedestal wash hand basin. Low level WC. Complementary tiled floor and walls. Radiator. Opaque double glazed window.

Outside

To the front of the property is a small forecourt. There is side gated pedestrian access to the rear garden.

The rear garden has been designed for easy maintenance being mainly paved with astroturf lawn.. It is enclosed by timber lap fencing and there is a timber garden store.

Outside (Photo 2)

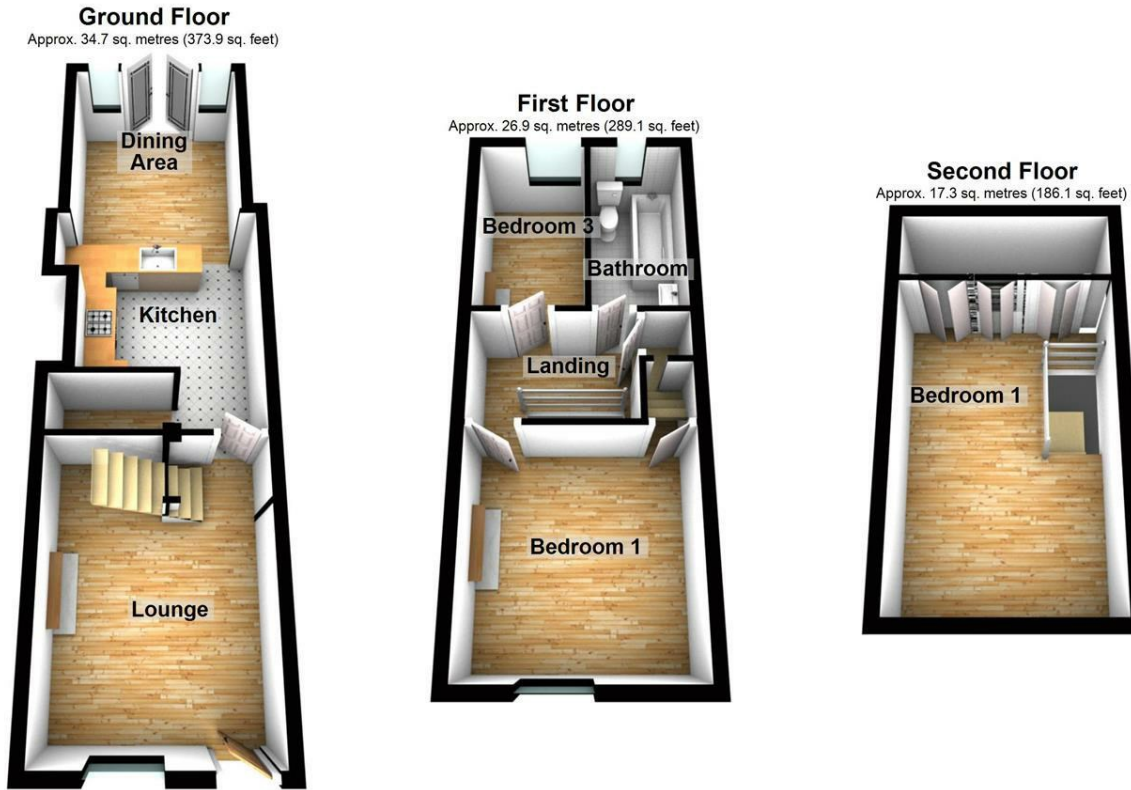
Additional Information

Council tax band A

Damage deposit based on rent of £1300pcm is £300

Holding deposit equivalent to one weeks rent ie £1500

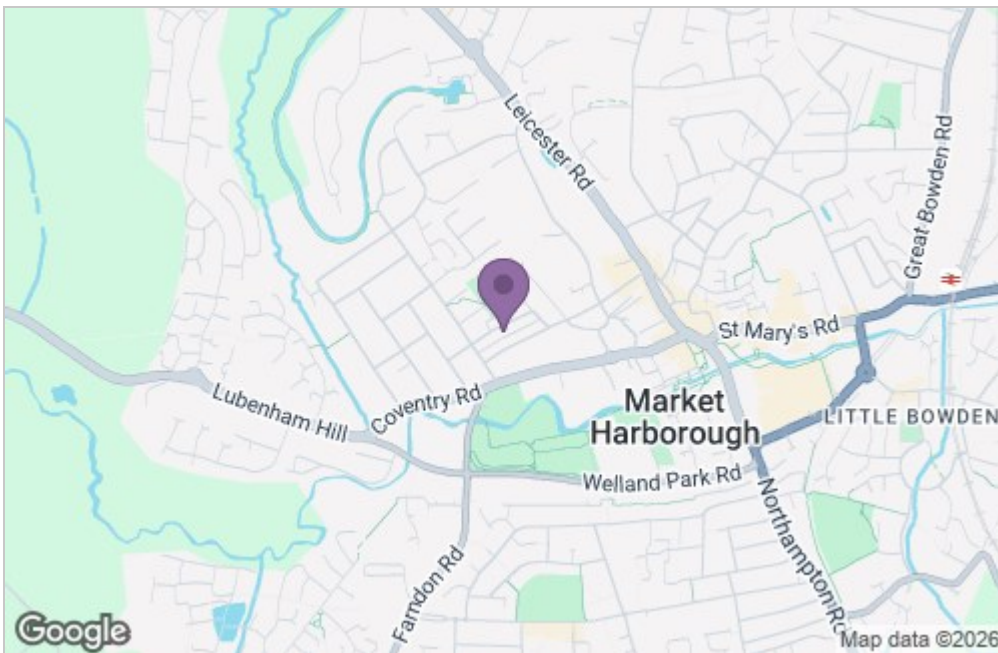
Floor Plan



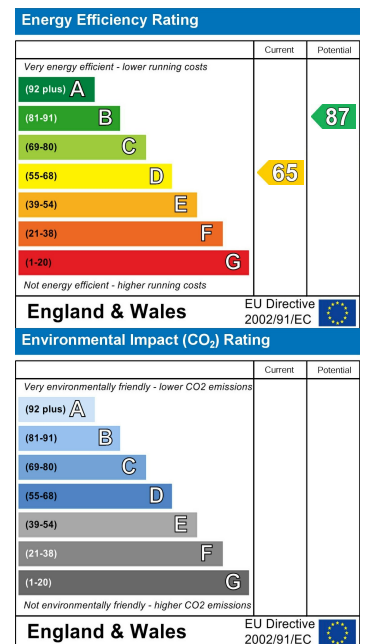
Total area: approx. 78.9 sq. metres (849.1 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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