

15, Main Street, Great Bowden, LE16 7HB



£975 Per Month

Set in the extremely picturesque village of Great Bowden which is within easy reach of Market Harborough's range of town amenities is this charming period cottage. Accommodation boasts a wealth of character period features, the property is presented to a very good standard & benefits from gas central heating . It comprises lounge, breakfast kitchen, rear entrance lobby, shower room, separate WC, landing & two bedrooms. Outside, there is a west-facing courtyard garden with brick outbuilding. The property is offered unfurnished and is available mid February.

Service without compromise

Lounge 15'0" x 12'0" (4.57m x 3.66m)



Window to side. Main entrance door. Stove fire with wooden mantle over. Exposed brick wall. Telephone point. Television point. Radiator.

(Lounge Photo Two)

Breakfast Kitchen 12'0" x 9'0" (3.66m x 2.74m)



Windows to front and side aspects. Range of wall and base mounted units with roll edge worktops. Gas hob. Extractor hood. Stainless steel sink with mixer tap and drainer. Space for fridge-freezer. Space and plumbing for washing machine. Under-stairs cupboard. Quarry tiled flooring. Radiator.

(Breakfast Kitchen Photo Two)



Rear Entrance Lobby



Storage cupboard. Boiler cupboard housing, vinyl flooring combination boiler. Timber single glazed entrance door to courtyard garden.

Shower Room



Domed skylight. Pedestal wash hand basin. Shower cubicle with built-in shower. Shaver point. Vinyl flooring, Part-tiled walls. Radiator.

WC



Opaque window. Low level flush WC. Wash hand basin within vanity unit, vinyl flooring. Radiator.

Landing

Bedroom One 12'0" x 9'0" (3.66m x 2.74m)



12' 5" max into recess and wardrobes x 9' 9" (3.78m x 2.97m) Window to side. Built-in wardrobe. Exposed brick wall. Loft access hatch. Radiator.

Bedroom Two 12'0" x 6'0" (3.66m x 1.83m)



12' 6" max with sloping ceiling x 6' 5" (3.81m x 1.96m) Window to side. Radiator. Eaves storage access hatch (currently screwed shut). Radiator.



Courtyard garden



Facing a Westerly direction and laid to block paving with raised flower beds. Brick outhouse. Enclosed by wall with entry gate.

Additional Information

Council tax band B

Holding deposit based on £975 rent per calendar month amounting to £225

Damage deposit based on £975 rent per calendar month amounting to £1125

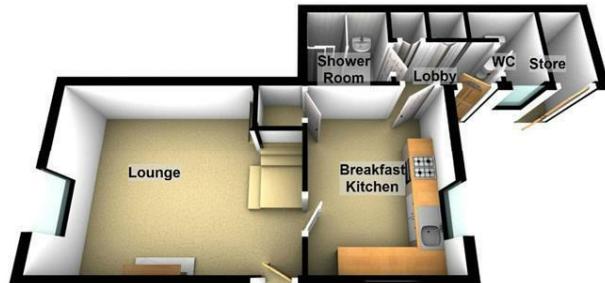
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

ADAMS & JONES

Floor Plan

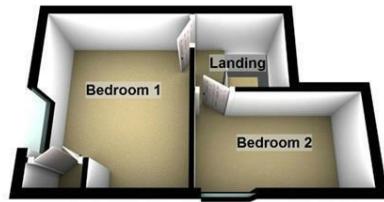
Ground Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



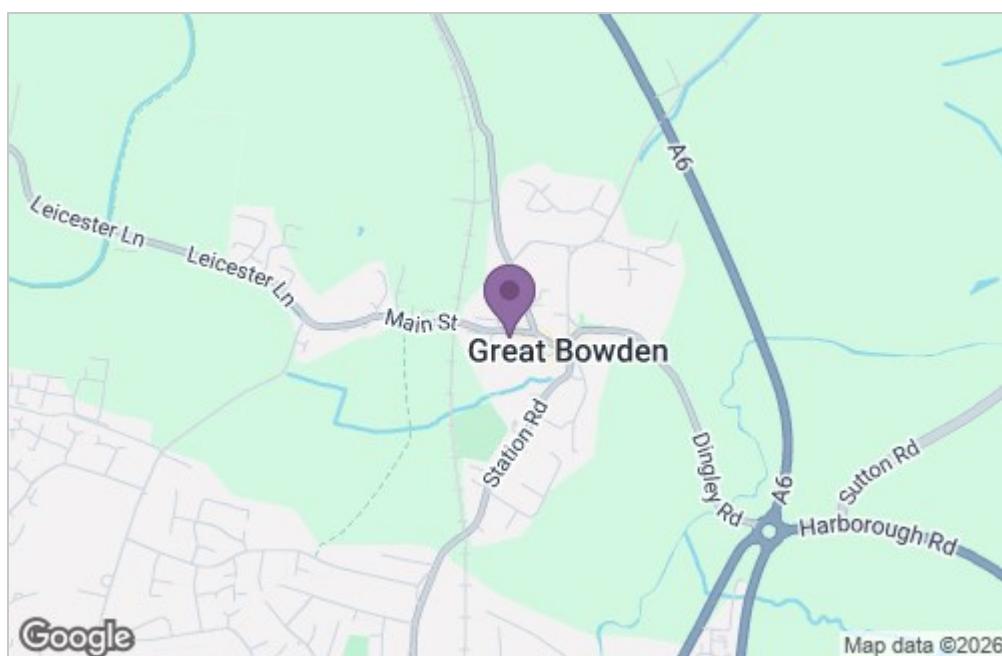
First Floor

Approx. 20.8 sq. metres (223.6 sq. feet)

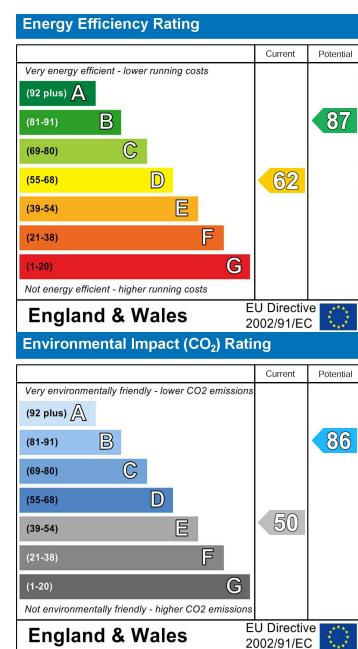


Total area: approx. 56.5 sq. metres (607.7 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise