

## 13 Nichols Avenue, Market Harborough, LE16 7FX



### £1,450 Per Month

Situated on the popular Wellington Place development, towards the edge of town, is this delightful three storey family home. The spacious accommodation is beautifully presented and comprises: Entrance hall, utility/WC, lounge, fitted kitchen/diner, landing, two bedrooms and bathroom on the first floor, master suite with en-suite shower room and fitted wardrobes on the second floor. There is also good sized front and rear gardens and off road parking for several cars. The property is offered unfurnished and will be available from early March 2026.

## Entrance Hall

Accessed by composite front door. Radiator. Fitted wardrobe. Ceramic tiled flooring. Stairs rise into the first floor. Door to the lounge.

## Lounge 13'8" x 10'5" (4.17m x 3.18m)

Double glazed window to the front elevation. Radiator. Wood laminate flooring. Television point. Telephone point. Door to kitchen/breakfast room.

## Kitchen/Breakfast Room 14'0" x 11'0" (4.27m x 3.35m)

Double-glazed french doors opening out to the rear garden. Double glazed window to the rear. Range of fitted base and wall units. Fitted double oven. Fridge and freezer. Four ring gas hob. Stainless steel extractor hood. Automatic dishwasher. Wall mounted gas fire combination central heating boiler. Tiled flooring. Understairs storage cupboard. Door to utility/WC.

## Utility/WC 6'11" x 5'7" (2.11m x 1.70m)

Laminated work surfaces and splash backs. Low level WC. Fitted washing machine. Wash hand basin. Tiled flooring.

## First Floor Landing

Timber balustrade. Radiator. Door to inner landing and rooms.

## Bedroom 2 14'0" x 9'3" (4.27m x 2.82m)

Double glazed window to the rear elevation. Radiator. Built in wardrobe.

## Bedroom 3 11'9" x 6'11" (3.58m x 2.11m)

Double glazed window to the front elevation. Radiator.

## Bathroom

Panelled bath with main shower fitment over. Pedestal wash hand basin and low level WC. Wood laminate flooring. Complimentary tiling. Extractor fan.

## Inner Landing

Double-glazed window to front elevation. Radiator. Stairs to master bedroom suite.

## Master Bedroom 19'4" x 13'9" (5.89m x 4.19m)

Double-glazed window to front elevation. Velux window. Built in mirrored wardrobe spanning one wall. Timber balustrade. Two wall lights. Television point. Telephone point. Radiator. Door to ensuite shower room.

## Ensuite Shower Room

Double shower cubicle with main shower fitment. Pedestal wash hand basin. Low level WC. Complimentary tiling. Double-glazed window. Electric shaver point. Wood laminate flooring. Heated towel rail.

## Outside (Front)

To the front of the property is a larger than average lawned garden with well stocked borders. Tarmacked driveway providing parking for two cars. Gated pedestrian access to the rear garden.

## Rear Garden

Laid mainly to lawn with gravelled and pathed patio areas. Enclosed by timber slat fencing. Timber pergola. Garden store.

## Additional Information

Council tax band D

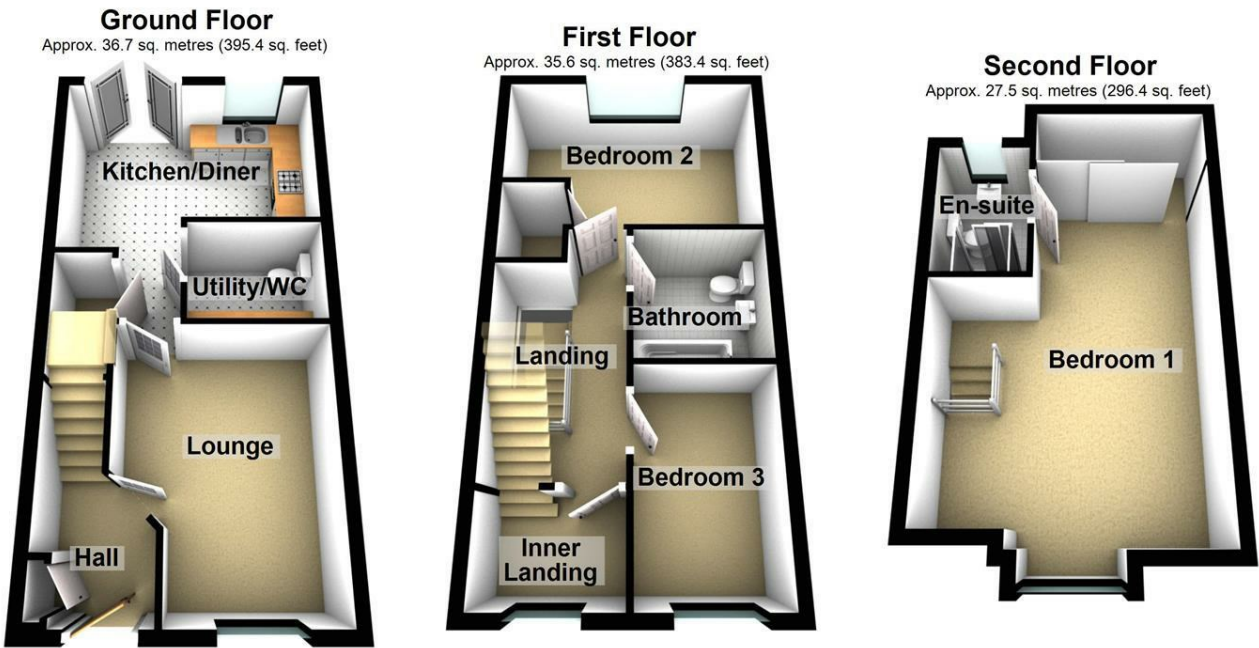
Holding deposit based on £1,450 rent per calendar month amounting to £334

Damage deposit based on £1,450 rent per calendar month amounting to £1,673

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

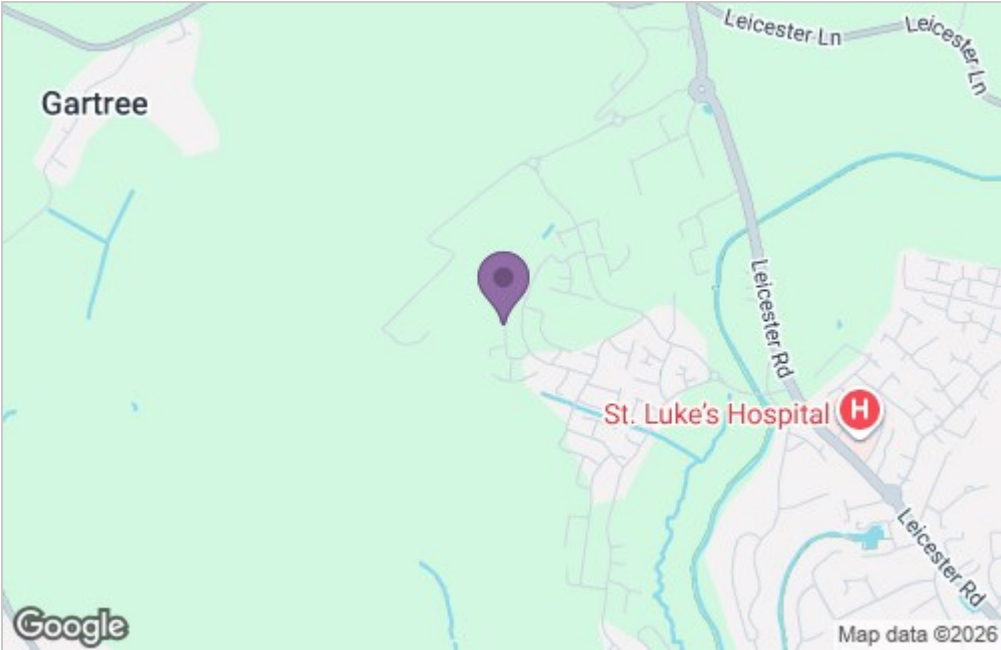


Floor Plan

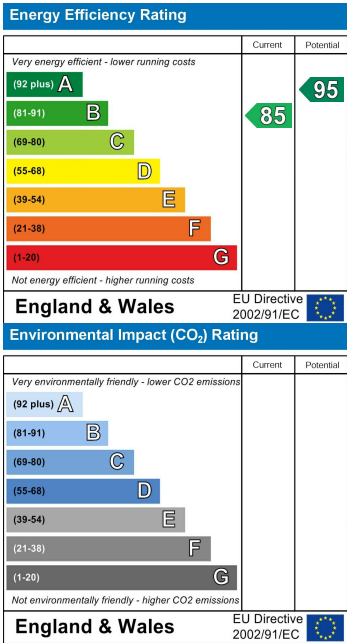


Total area: approx. 99.9 sq. metres (1075.1 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise