

## 20 Thomas Avenue, Market Harborough, LE16 7BZ



### £1,150 Per Month

Built in 2021, is this super efficient and neutrally presented home. Situated on the Wellington Place development to the North of Market Harborough which has lovely green spaces and is only a 15 minute walk to local amenities, shops, bars and restaurants. This thoughtfully designed home has all the modern conveniences, well proportioned rooms and an unusually large rear garden for a new build home! The accommodation briefly comprises: Entrance hall, lounge, kitchen/diner, WC, two double bedrooms and bathroom. Outside there is off road parking for two vehicles, front garden area and fully enclosed rear garden.

*Service without compromise*



## Entrance Hall

Accessed via a double glazed front door. Door off to: Lounge. Stairs rising to: First floor. Vinyl flooring. Radiator.

## Lounge 15'7 x 9'5 (4.75m x 2.87m)

UPVC double glazed window to front aspect. TV and telephone point. Radiator. Door to: Kitchen/Diner.

## Kitchen/Diner 12'9 x 10'10 (3.89m x 3.30m)

### Kitchen Area

Having a selection of fitted base and wall units with a laminate worktop over and a 1 1/2 bowl stainless steel sink with drainer. There is a single fan assisted oven, four ring gas hob, extractor, fully integrated dishwasher, integrated fridge/freezer and space with plumbing for a freestanding washing machine. The kitchen/diner has vinyl flooring, LED spotlights and a UPVC double glazed window overlooking the rear garden. Boiler.

### Dining Area

Double glazed door out to: Rear garden. Door to: WC. Vinyl flooring. LED spotlights. Radiator.

### WC

Comprising: Low level WC and compact wash hand basin with tiled splash back. Vinyl flooring. Radiator.

### Landing

Doors off to: Bedrooms and bathroom. Loft hatch access.

## Bedroom One 12'9 x 9'5 (3.89m x 2.87m)

UPVC double glazed window to rear aspect. Built-in double wardrobe. TV point. Radiator.

## Bedroom Two 10'7 x 9'2 (3.23m x 2.79m)

UPVC double glazed window to front aspect. Built-in wardrobe. Radiator.

## Bathroom 7'6 x 5'9 (2.29m x 1.75m)

Comprising: Panelled bath with shower over, low level WC and wash hand basin. There is feature wall tiling to the bath/shower area and a tiled splash back to the wash hand basin. Vinyl flooring. LED spotlights. Heated towel rail. UPVC double glazed window to side aspect.

### Outside

The property is positioned within a peaceful cul-de-sac location having a low maintenance front garden area and

pathway to front door, tandem driveway providing parking for two vehicles, pedestrian gate to rear. There is an unusually large rear garden with a paved area and large lawn.

### Additional information

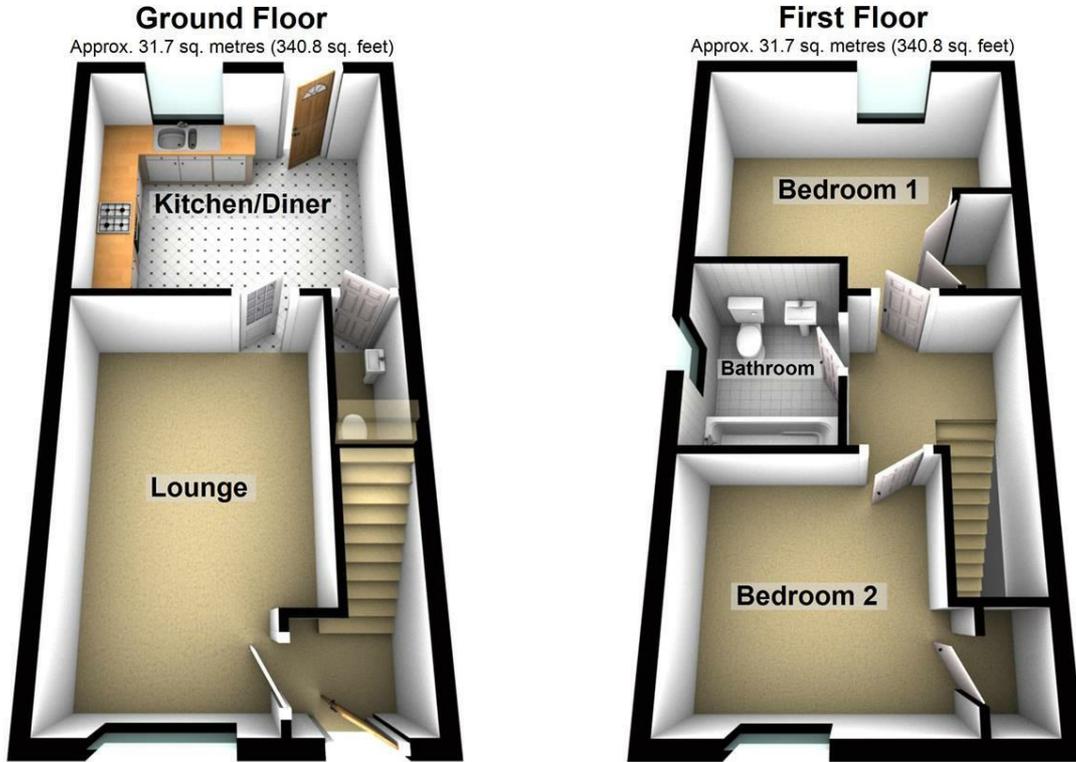
Council tax band B

Deposit based on £1150 Rent per calendar month amounting to £1326

Holding deposit of £265

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

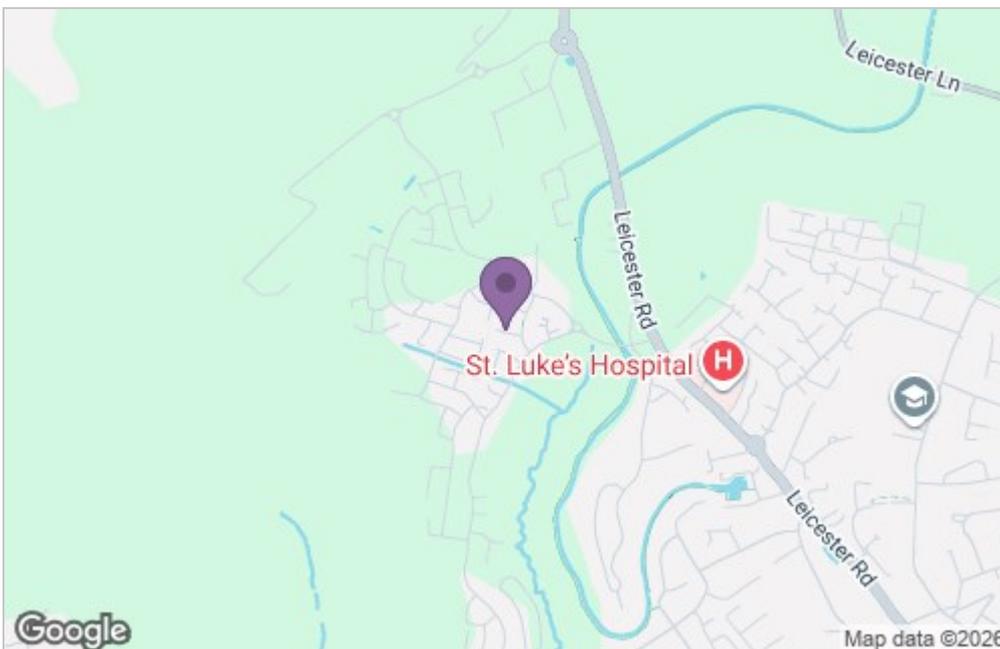
## Floor Plan



Total area: approx. 63.3 sq. metres (681.6 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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