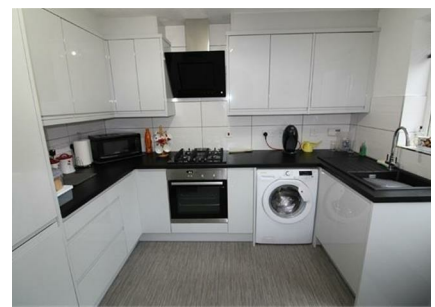


17 The Furlongs, Market Harborough, LE16 7XL



£1,100 Per Month

Well located on a quiet cul de sac within walking distance of the railway station and major stores is this beautifully presented semi-detached. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, dining room, fitted kitchen, landing, three bedrooms, en-suite shower room and bathroom. There is also a private rear garden, off road parking for two cars and a detached garage. The property is offered unfurnished and will be available from early December. Sorry no pets.

Service without compromise

Entrance Hall

Double glazed window to the side elevation. Radiator. Stairs rising to the first floor. Door to:-

Lounge 15'1" x 12'4" (4.60m x 3.76m)

Double glazed window to the front elevation. Radiator. Fitted electric fire. Television point. Under stairs storage. Door to:-

Dining Room 9'9" x 8'1" (2.97m x 2.46m)

Radiator. Double glazed French doors opening out to the rear garden. Archway to:-

Kitchen 9'8" x 7'2" (2.95m x 2.18m)

Range of modern grey high gloss fronted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Fitted oven and four ring gas hob. Fitted fridge and freezer. Space and plumbing for automatic washing machine. Single sink and drainer. Radiator. Double glazed window to the rear elevation. Double glazed door leading out to the rear garden.

Landing

Timber balustrade. Airing cupboard. Double glazed window to the side elevation. Access to loft space. Radiator. Doors to rooms.

Bedroom One 9'9" x 9'2" (2.97m x 2.79m)

Double glazed window to the front elevation. Radiator. Door to:-

En-Suite Shower Room

Tiled shower cubicle with mains shower fitment. Wash hand basin. Low level WC. Complementary tiling. Electric shaver point. Heated towel rail. Vinyl flooring. Extractor fan. Opaque double glazed window.

Bedroom Two 9'0" x 8'10" (2.74m x 2.69m)

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bathroom

Panelled bath with mains shower fitment over. Wash hand basin. Low level WC. Complementary tiling. Heated towel rail. Extractor fan.

Outside

To the front of the property is a small forecourt and storm porch. There is a block paved driveway in front of the garage providing parking for two cars and gated pedestrian access to the rear. The rear garden is laid mainly to lawn with paved patio areas and it is enclosed by timber lap fencing.

Garage

Single brick constructed garage with up and over door, power and lighting.

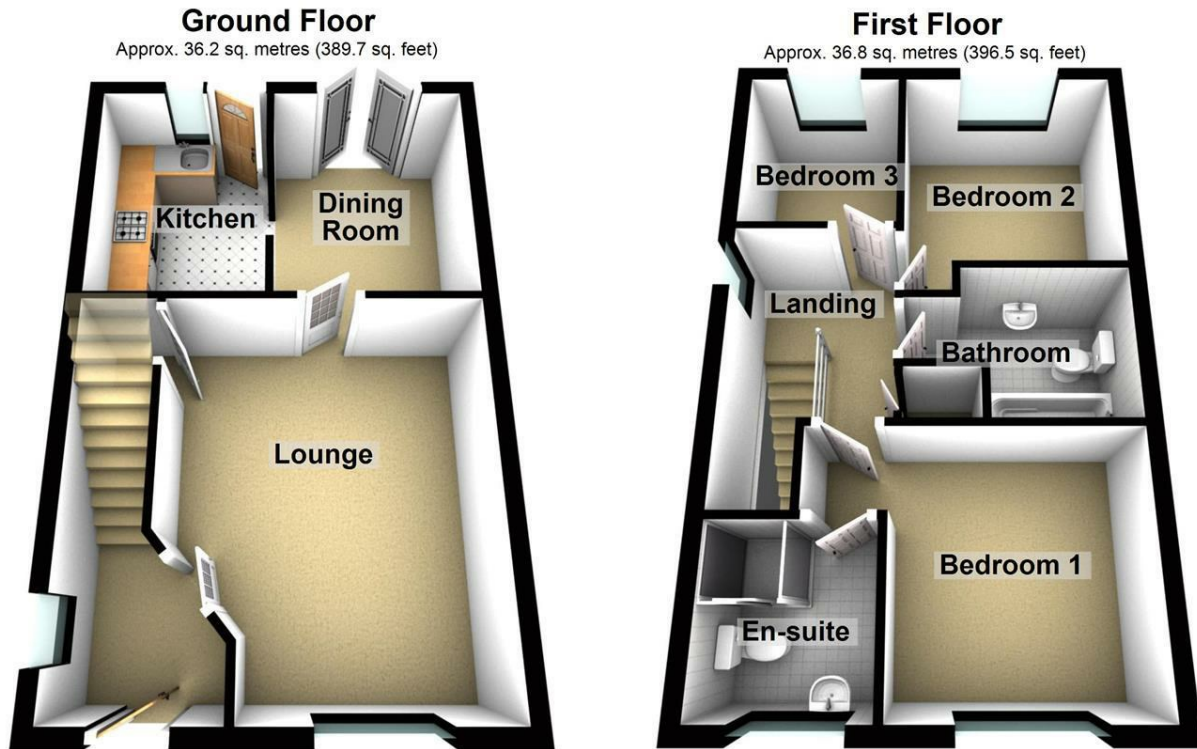
Additional Information

Council tax band C

Deposit based on rent of £1100pcm is £1269

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

Floor Plan

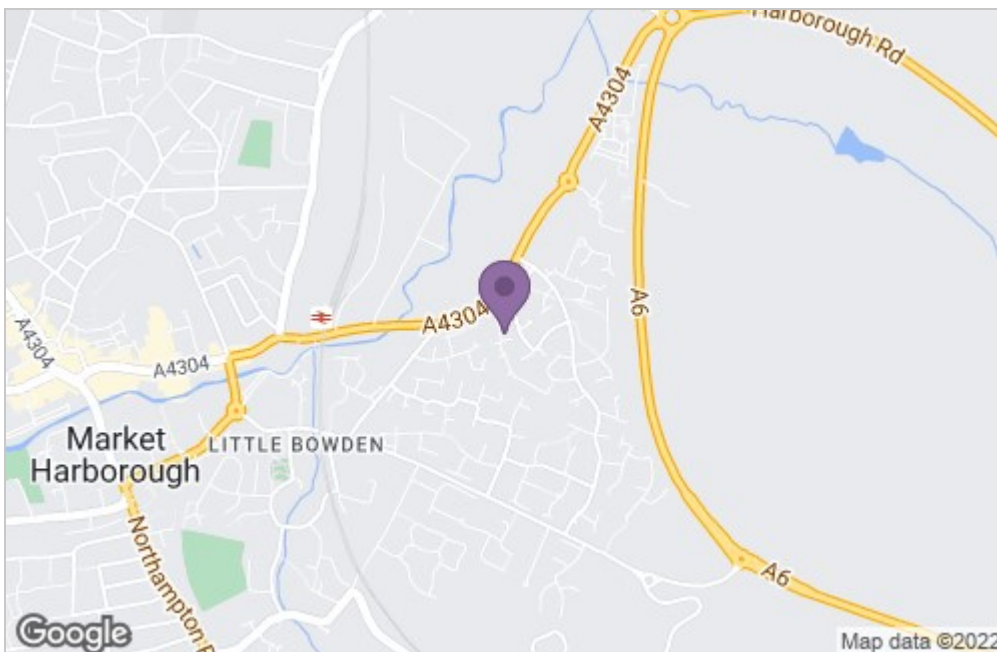


Total area: approx. 73.0 sq. metres (786.1 sq. feet)

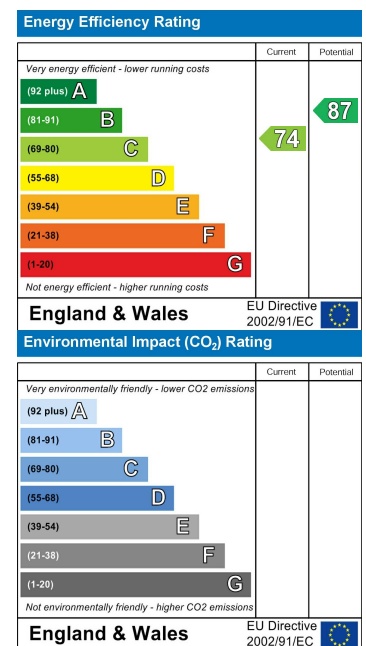
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



Service without compromise