

31 Walcot Road, Market Harborough, LE16 9DL



£1,250 Per Month

Well situated within walking distance of the town centre and railway station is this well presented and substantial modern semi detached. The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs WC, lounge, fitted kitchen/diner, conservatory, landing, three good sized bedrooms and shower room. There are also private garden, off road parking for two cars and a carport. The property is offered unfurnished and is available immediately.

Service without compromise

Entrance Hall

Accessed via opaque double glazed front door. Laminate flooring. Radiator. Stairs rising to the first floor. Thermostat. Doors to rooms.

Downstairs WC

Low level WC. Wash hand basin. Radiator. Opaque double glazed window. Laminate flooring.

Lounge 13'10" x 13'10" (4.24 x 4.22)

Double glazed window to the front elevation. Two radiators. Coal effect living flame gas fire and surround. Television point. Telephone point. Under stairs storage cupboard. Opaque multi paned door to:-

Kitchen 17'1" x 10'7" (5.23 x 3.23)

Range of modern fitted base and wall units. Roll edge work surfaces with complementary tiled splash backs. Space and plumbing for automatic washing machine. Fitted gas fired cooker with extractor hood over. Stainless steel sink and drainer. Gas fired combination central heating boiler. Radiator. Two double glazed windows to the rear elevation. Double glazed door to:-

Conservatory 9'6" x 8'3" (2.90 x 2.54)

Upvc double glazed conservatory with French door opening out to the rear garden. Vinyl tiled flooring. Radiator. Wall light.

Landing

Timber balustrade. Radiator. Access to loft space. Airing cupboard housing lagged hot water tank. Opaque double glazed window. Doors to rooms.

Bedroom One 13'3" x 10'0" (4.06 x 3.07)

Double glazed window to the front elevation. Built in mirrored wardrobe. Radiator.

Bedroom Two 11'5" x 10'0" (3.48 x 3.07)

Double glazed window to the rear elevation. Radiator.

Bedroom Three 9'1" x 7'10" (2.79 x 2.39)

Double glazed window to the front elevation. Radiator. Fitted desk and shelving.

Shower Room

Double walk-in shower cubicle with electric shower fitment and Perspex screen. Pedestal wash hand basin. Low level WC. Complementary tiling. Laminate flooring.

Radiator. Wall light and electric shaver point. Opaque double glazed window.

Outside

To the front of the property is a small paved and astroturf front garden. There is a storm porch with outside lighting. To the side of the the house is a tarmac drive and carport providing parking for two cars. There is gated pedestrian access to the rear garden. The rear garden is laid mainly to lawn with a paved patio area and timber lap fencing.

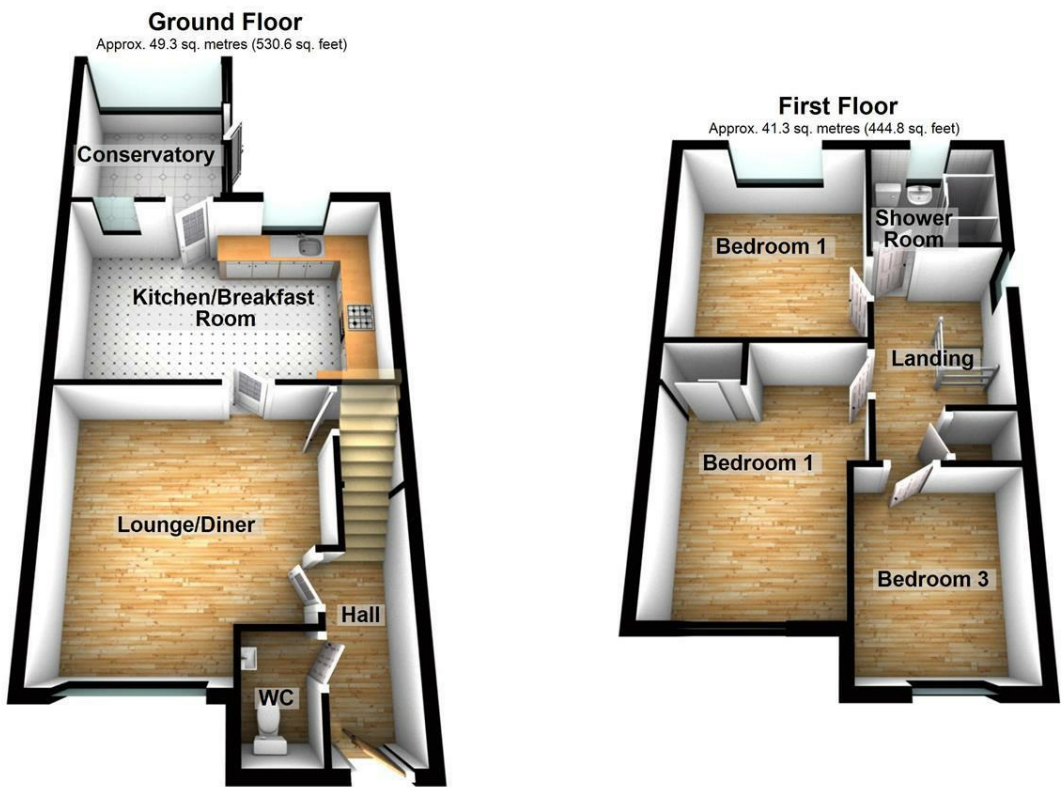
Additional Information

Council tax band B

Deposit based on £1250 rent per calendar month amounting to £288

Holding deposit equivalent of one weeks rent £1,442

Floor Plan



Total area: approx. 90.6 sq. metres (975.4 sq. feet)

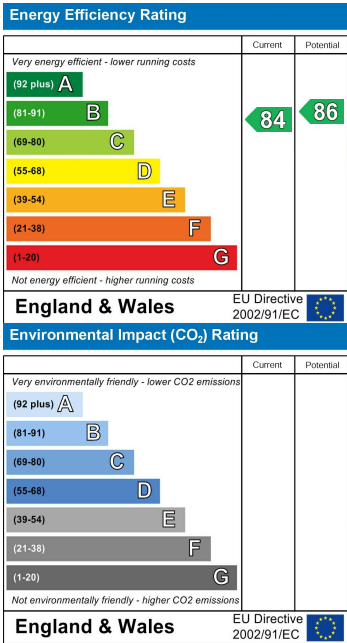
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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