

37 Freshman Way, Market Harborough, LE16 9GN



£1,450 Per Month

A beautifully presented and spacious three storey family home well located on the popular Farndon Fields estate. The gas centrally heated and double glazed accommodation comprises: Entrance hall, downstairs WC, fitted kitchen/breakfast room with fitted appliances, lounge/diner, landing, two double bedrooms and bathroom on the first floor and large master bedroom with en-suite on the second floor.

The property is offered unfurnished and will be available early 2026.

Service without compromise

Entrance Hallway



Accessed via composite front door. Boxed radiator. Wood laminate flooring. Stairs rise into first floor. Doors to rooms.

Cloakroom/Wc



Pedestal wash hand basin. Low level wc. Radiator. Wood laminate flooring. Extractor fan.

Kitchen/Breakfast Room 10'8" x 8'4" (3.25m x 2.54m)



Range of modern fitted base and wall units. Laminated work surfaces with complimentary tiled splashbacks. Fitted appliances to include; electric oven and four ring gas hob with stainless steel extractor hood and splashback over, automatic washing machine and dishwasher, upright fridge/freezer. Stainless steel one and a half sink and drainer. Vertical radiator. Wood laminate flooring. Wall mounted gas fired central heating boiler. Opaque double-glazed window to the front elevation.

Lounge/Diner 15'6" x 14'8" (4.72m x 4.47m)



Double-glazed French doors opening out to the rear garden. Two double-glazed picture windows. Further double-glazed window to the side elevation. Fitted open boxed shelving and storage cabinets. Relief wall panelling. Vertical radiator. Television point. Understairs storage cupboard.

First Floor Landing

Timber balustrade. Airing cupboard housing hot water tank. Doors to rooms.

Bedroom Two 11'11" to the face of the wardrobes x 9'1" (3.63m to the face of the wardrobes x 2.77m)



Double-glazed window to the front elevation. Built in wardrobes. Radiator.

Bedroom Three 10'5" x 8'9" (3.18m x 2.67m)



Double-glazed window to the rear elevation. Built in wardrobes. Radiator.

Bathroom



Panelled bath. Tiled shower cubicle with mains shower fitment. Wash hand basin. Low level wc. Tile effect vinyl flooring. Complimentary tiling. Heated towel rail. Opaque double-glazed window.

Inner Landing

Double-glazed window to the rear elevation. Stairs rising to the second floor with understairs storage space.

Master Bedroom 19'7" x 11'3" (5.97m x 3.43m)



Timber balustrade. Two double-glazed velux windows. Relief wall panelling. Two radiators. Fitted wardrobes. Television point. Access to loft space. Door to en-suite shower room.

En-Suite Shower Room



Double shower cubicle with mains shower fitment. Pedestal wash hand basin. Low level wc. Complimentary tiling. Heated towel rail.

Outside



The rear garden is laid mainly to lawn with some raised beds and decked fitted bench. Further decked patio and paved patio. The rear garden is enclosed by timber lap fencing and is private. Gated pedestrian access to the front. To the side of the property is a tarmacked driveway providing parking for approximately three cars.

Garage

Single brick constructed garage with up and over door.
Power and lighting. Double-glazed personal door.

Additional Information

Council tax band D

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

Damage deposit based on rent of £1,450 per calendar month of £1673

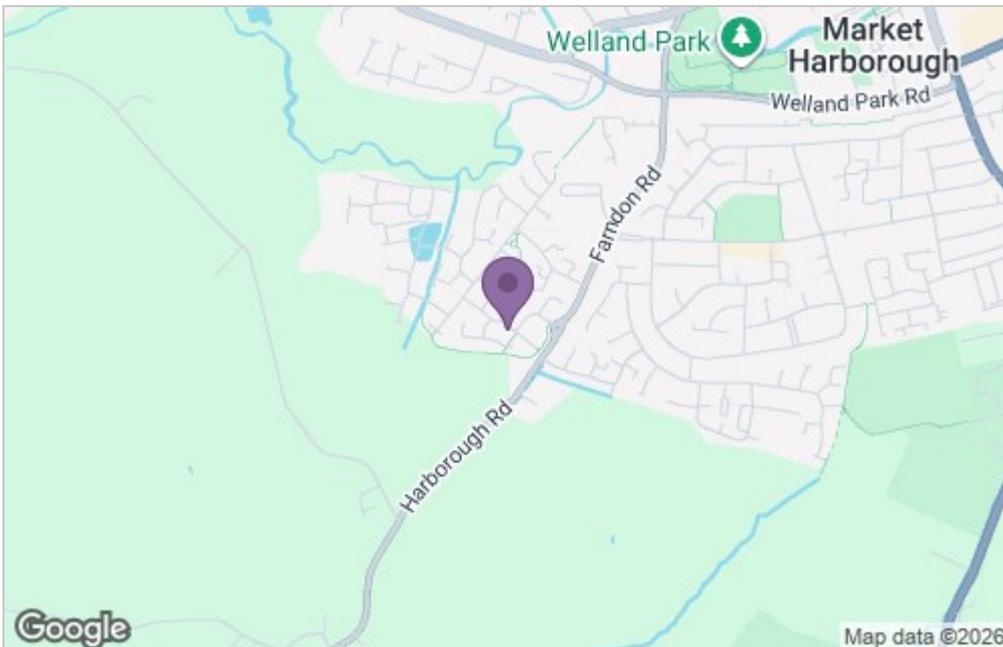
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

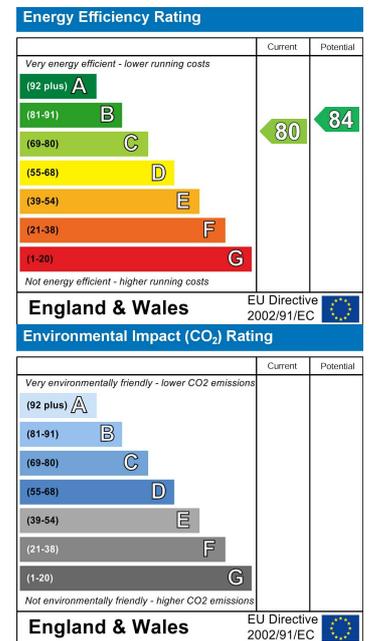


Total area: approx. 121.5 sq. metres (1307.8 sq. feet)

Area Map



Energy Efficiency Graph



Service without compromise