

34 Launde Park, Market Harborough, LE16 8BH



£1,050 Per Month

Situated in a quite pedestrianised area overlooking parkland is this recently re-decorated end of terrace home. The gas centrally heated and double glazed accommodation comprises: Entrance hall, lounge, kitchen/diner, landing, three bedrooms and bathroom. There are also private gardens to three sides of the house, and allocated off road parking. The property is offered unfurnished and is available mid December.

Service without compromise

Entrance Hall

Accessed via opaque upvc double glazed front door. Door to:-

Lounge 14'4" x 14'9" (4.39m x 4.50m)



Double glazed window to the front aspect. Open tread staircase to the first floor. Radiator. Telephone point. Television point. Thermostat. Door to:-

Kitchen / Diner 4.47m x 2.82m



Double glazed window to the rear aspect and opaque double glazed door opening out to the rear garden. Range of fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted gas cooker. Space and plumbing for automatic washing machine. Stainless steel sink and drainer. Wall mounted gas fired central heating boiler. Radiator.

First Floor Landing



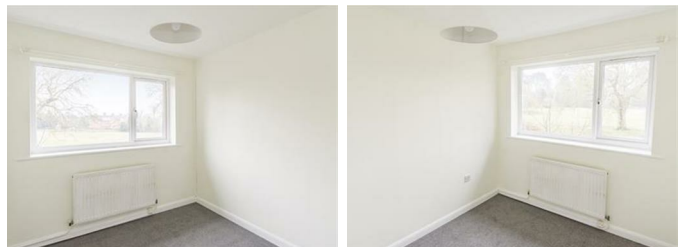
Timber balustrade. Airing cupboard housing lagged hot water tank. Access to loft space. Doors to rooms.

Bedroom 1 2.92m x 2.92m



Double glazed window with views over open land to the front aspect. Radiator.

Bedroom Two 2.77m x 2.49m



Double glazed window with views over open parkland to the front aspect. Television point. Telephone point. Radiator.

Bedroom Three 2.77m x 1.96m



Double glazed window to the front aspect. Radiator. Television point.

Bathroom



Panelled bath with electric shower fitment over. Pedestal wash hand basin. Low level WC. Radiator. Opaque double glazed window. Vinyl flooring.

Outside



The front of the property is accessed via a path with no vehicle access. The front garden has a concreted path, shrubs and a small gravelled patio area. To the side of the property is a lawn area bordered by high conifers and fencing and is open to the rear garden.

The rear garden is mainly gravelled and paved with a timber garden shed, timber lap fencing and gated pedestrian access to a communal parking area with single allocated space.

Additional Information

Council tax band B

Holding deposit based on £1050 rent per calendar

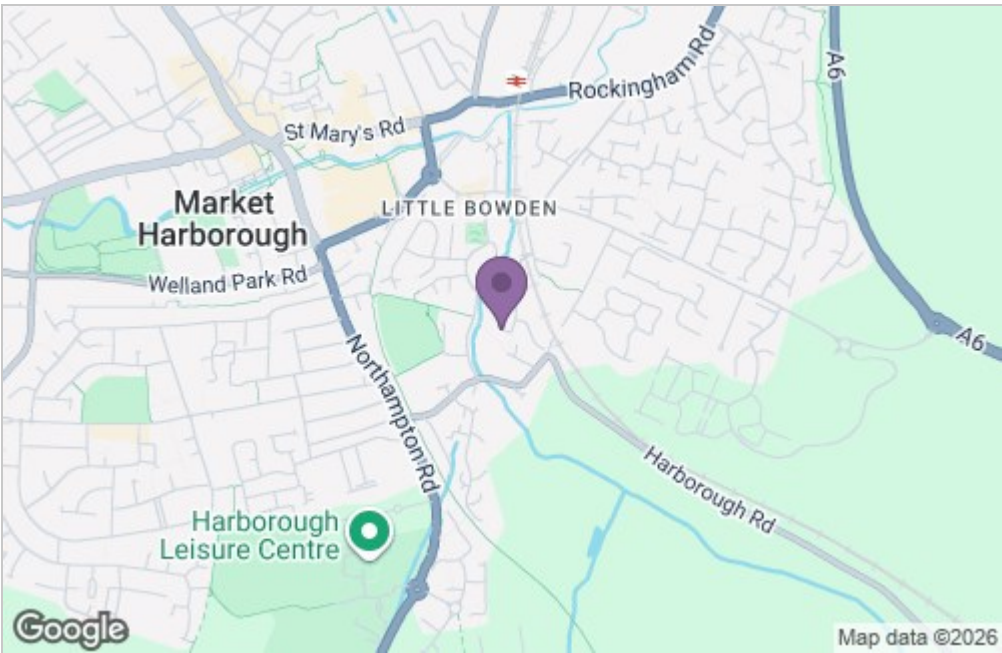
month amounting to £242

Damage deposit based on £1050 rent per calendar month amounting to £1,211

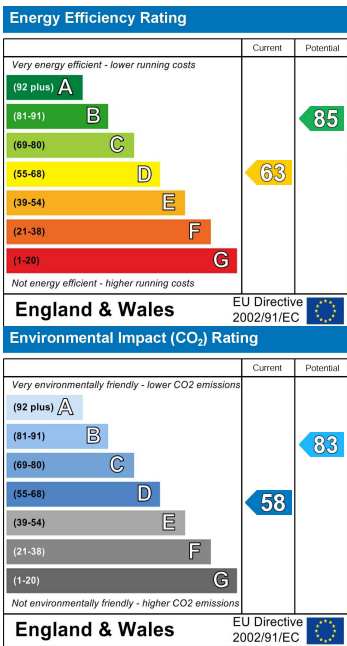
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

Floor Plan

Area Map



Energy Efficiency Graph



Service without compromise