

## 36 Heygate Street, Market Harborough, LE16 7JS



**£995 Per Month**

Ideally situated just a couple of minutes walk from the centre of town is this beautifully presented mid terrace home. The gas centrally heated and double glazed accommodation has recently been re-decorated with new carpets throughout. Lounge, open plan dining room and kitchen, bathroom with four piece suite, landing and three good sized bedrooms. There is also a good sized, easily maintained garden. The property is offered unfurnished and is available immediately.

## Lounge 12'0" x 11'4" (3.66m' x 3.45m)



Accessed via opaque multi paned front door. Blocked fireplace with porcelain tiled base and 'Adam' styled surround. Fitted base meter cupboard.. Upvc double glazed window to the front elevation. Television point. Radiator. Multi paned timber double doors to:-

## Dining Area 11'9" x 11'4" (3.58m x 3.45m)



Walk in under stairs storage cupboard. Door to stairs to the first floor. Double glazed French doors opening out to the rear garden. Wood effect vinyl flooring. Opening to:-

## Kitchen Area 9'6" x 6'4" (2.90m x 1.93m)

Range of modern fitted base and wall units. Laminated work surfaces with complementary tiled splash backs. Fitted free standing Electric oven with four ring ceramic hob. Space and plumbing for automatic washing machine. Stainless steel one and a half sink and drainer. Wall mounted gas fired combination central heating boiler.

Two double glazed windows to the side elevation. Wood effect vinyl flooring. Door to:-

## Bathroom



White suite comprising shower cubicle with electric shower fitment, panelled bath, pedestal wash hand basin and low level WC. Complementary tiling. Opaque upvc double glazed windows to the side and rear elevations. Extractor fan. Radiator.

## First Floor Landing

Access to loft space. Doors to rooms.

## Bedroom One 11'1" x 11'0" (3.38m x 3.35m)



Upvc double glazed window to the front elevation. Walk in wardrobe. Radiator.

Bedroom Two 11'0" x 8'6" (3.35m x 2.59m)



Upvc double glazed window to the rear aspect. Radiator.

Bedroom Three 11'1" x 6'6" (3.38m x 1.98m)



Upvc double glazed window to the rear elevation.  
Radiator.

Outside



To the front of the property is a small forecourt. The rear garden is designed for easy maintenance being mainly gravelled and paved. It is enclosed by timber lap fencing and there is pedestrian gated access to the front.

#### Additional Information

Council tax band A

Holding deposit based on £995 rent per calendar month amounting to £229

Damage deposit based on £995 rent per calendar month amounting to £1148

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

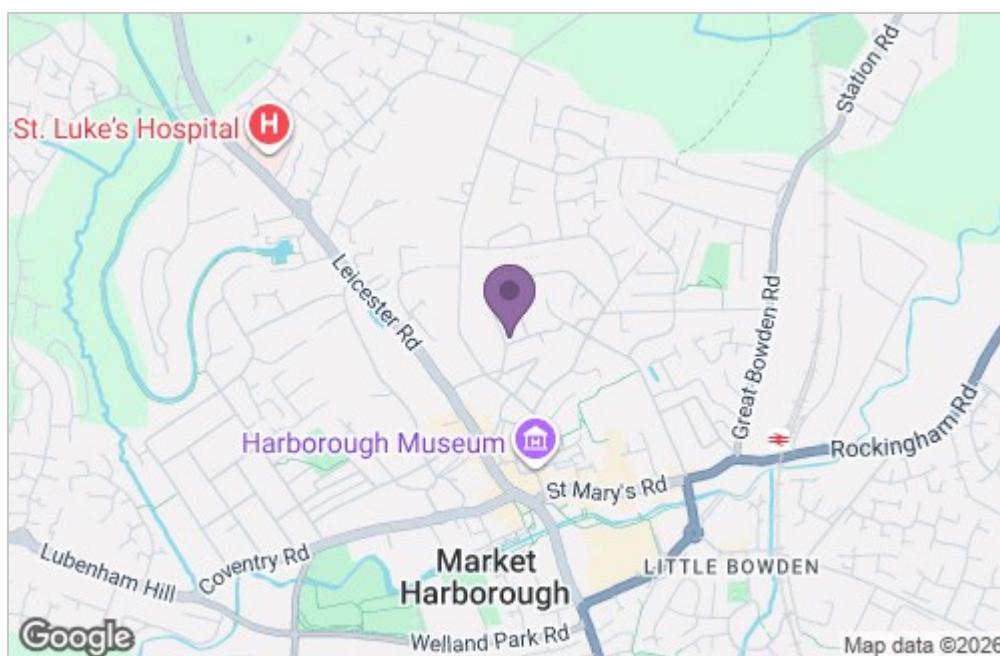
## Floor Plan



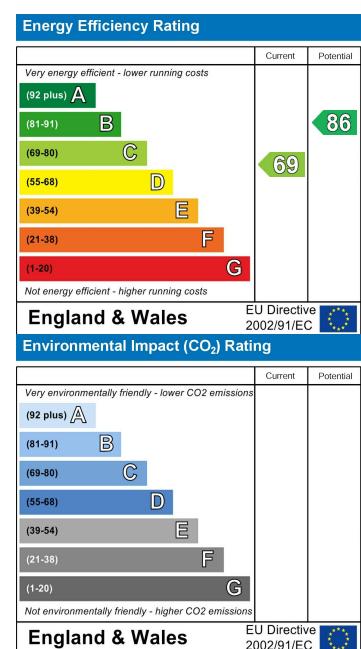
Total area: approx. 78.0 sq. metres (839.4 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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