



## Property Description

A beautifully designed new four bedroom detached family home situated in Market Harborough which is a charming and historic market town in Leicestershire. With boutique cafes, restaurants, independent shops, and leisure activities that can be found in Market Harborough, the development is also within proximity to several schools and colleges. This impressive, newly built 4-bedroom detached house is finished at a high standard and comes on an unfurnished basis and in brief comprises; spacious lounge, office, stunning rear breakfast kitchen, utility, downstairs wc, four good sized bedrooms (en-suite to master) and family bathroom. There is parking to side leading to garage and a well maintained rear garden.

The deposit required is £2,423

## Energy Performance Certificates

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	A

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-)	A	A