



40 Pryor Road
Kettering, Northants NN15 7FD



Simpson & Partners

Situated on the outskirts of Kettering, this exceptional semi-detached home is available for 55% shared ownership. The superb property features two generous double bedrooms, providing ample space for residents.

Enjoy the convenience of off road parking for two vehicles right outside your door. The home boasts upvc double glazing throughout and gas radiator heating for energy efficiency and comfort in any season.

The impressive 15' kitchen/dining room is a highlight, complete with built-in appliances for easy meal preparation and entertaining. The inviting living room offers direct access to the beautifully maintained rear garden, perfect for relaxing or dining alfresco.

Upstairs you'll find two well-proportioned double bedrooms along with a stylish, modern white three-piece bathroom suite.

The property features both front and rear gardens, providing outdoor space to enjoy.

With a very reasonable rent and other charges of just £266.12 per calendar month payable on the remaining 45% share, (broken down as follows The rent is £238.49, the service charge element is £21.22, building insurance is £6.41)

this 55% shared ownership opportunity in a sought-after edge of Kettering location is not to be missed. Contact us today to arrange your viewing of this must-see home.

Price £118,250



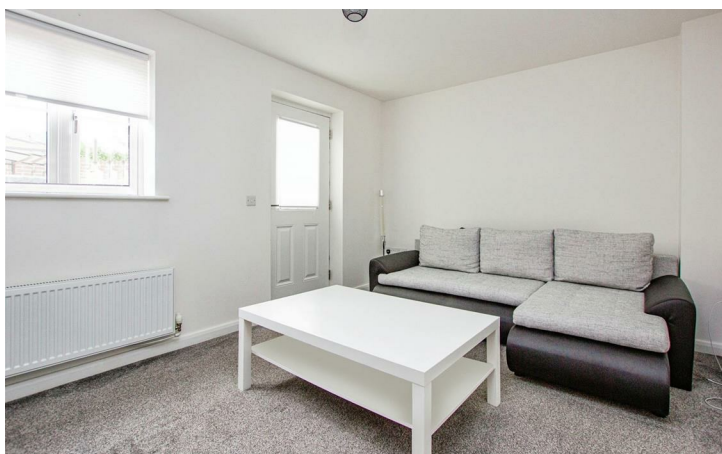
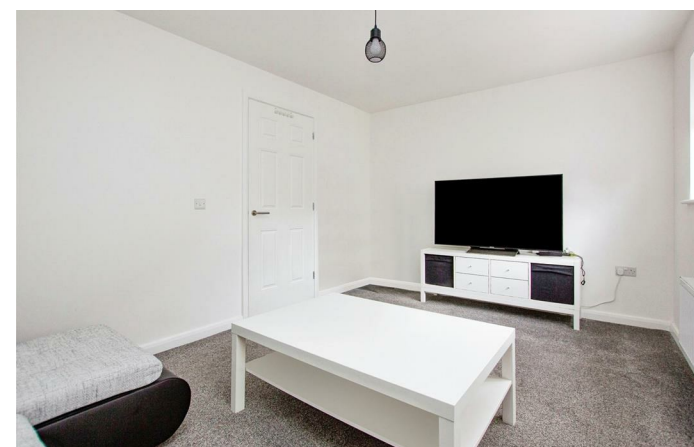
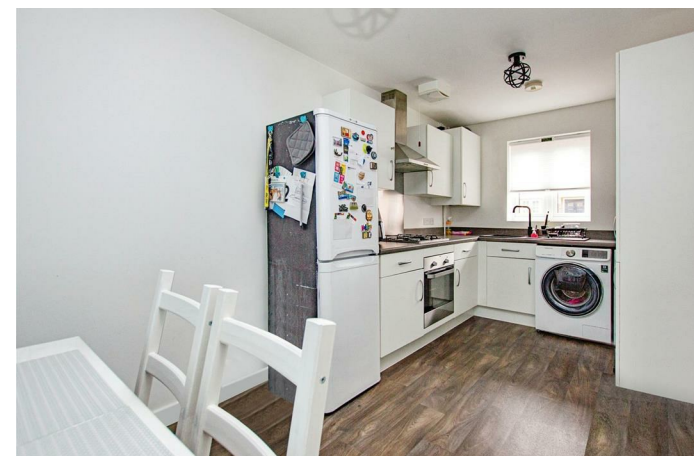
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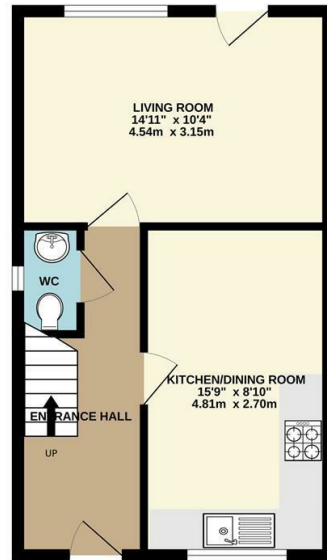
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GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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