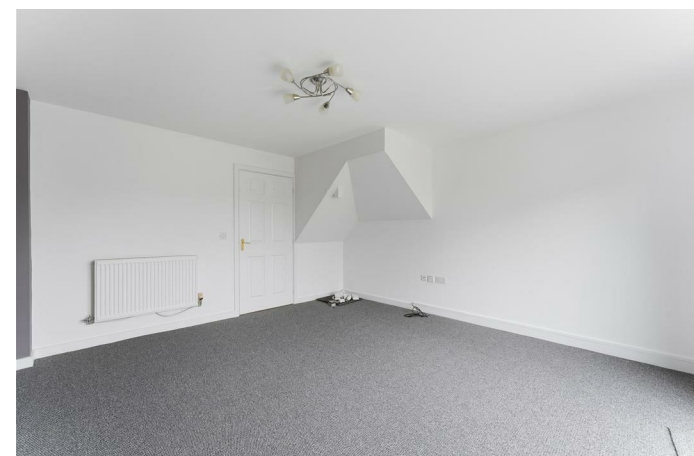# 47 Scott Avenue
Kettering, NN14 6DH
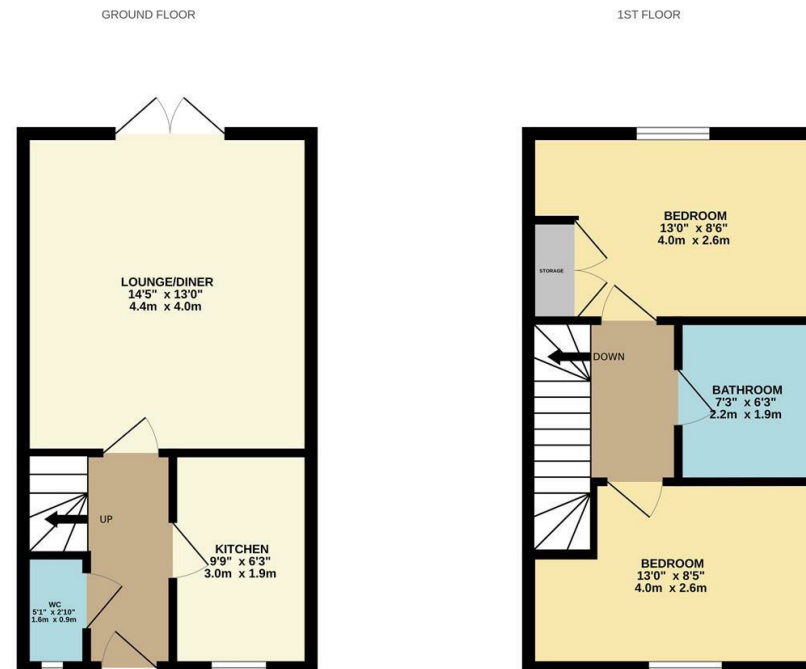
Simpson & Partners

Simpson and Partners are delighted to offer to the rental market this super semi detached property ideally situated in the ever popular market town of Rothwell that enjoys excellent transport links and lots of local amenities. The very well presented accommodation comprises entrance hall, WC, modern fitted kitchen and spacious lounge/diner with patio doors to the rear garden. Upstairs there are two double bedrooms and family bathroom with shower over the bath. Externally there is a large rear garden mainly laid to lawn and single garage with parking. Unfurnished. Available NOW!!! EPC C.
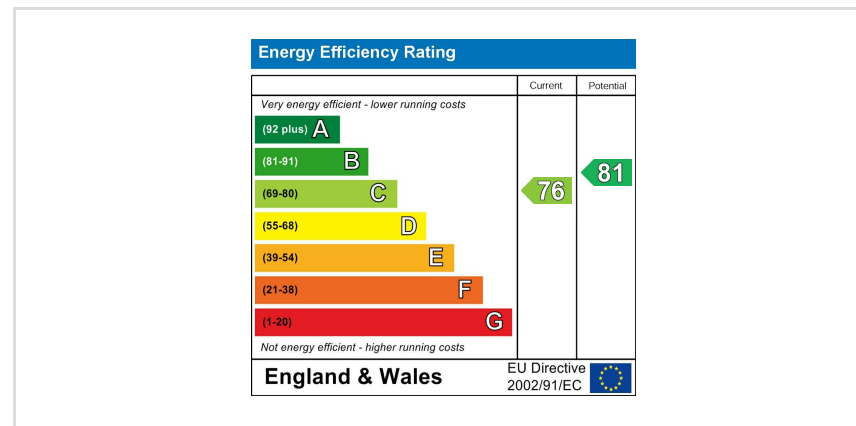
Please note pets are not accepted.

£1,150 PCM

2   1   1

GROUND FLOOR

1ST FLOOR

LOUNGE/DINER
14'5" x 13'0"
4.4m x 4.0m

UP

KITCHEN
9'9" x 6'3"
3.0m x 1.9m

WC
5'1" x 2'10"
1.6m x 0.9m

BEDROOM
13'0" x 8'6"
4.0m x 2.6m

STORAGE

DOWN

BATHROOM
7'3" x 6'3"
2.2m x 1.9m

BEDROOM
13'0" x 8'5"
4.0m x 2.6m

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.

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