



36 Grafton Underwood  
Kettering, Northamptonshire NN14 3AA



**Simpson & Partners**

Simpson and Partners are delighted to offer to the rental market this charming stone and thatched Grade II listed three bedroom cottage ideally situated in the idyllic conservation area of Grafton Underwood. The beautiful characterful property retains all the features you would expect including wooden latch doors, exposed beams and deep window seating. The very well presented accommodation comprises entrance hall, WC, lovely sized lounge with inglenook fireplace with wood burner and large kitchen diner with Aga oven, butlers sink and appliances supplied. Upstairs there are three good sized bedrooms with fitted wardrobes to the master and family bathroom with shower over the bath. The property also benefits from optional off road parking and a pretty enclosed garden with brick outbuilding. Unfurnished. Available NOW!!! EPC exempt as Grade II listed. Please note should a small pet be considered the rent will be £1420pcm.

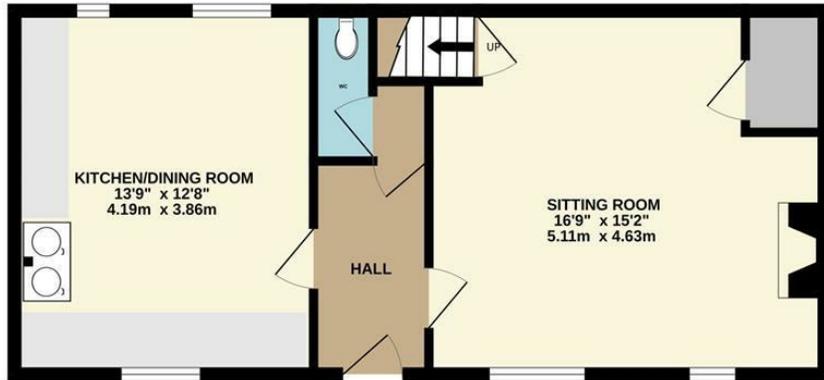


£1,395 PCM

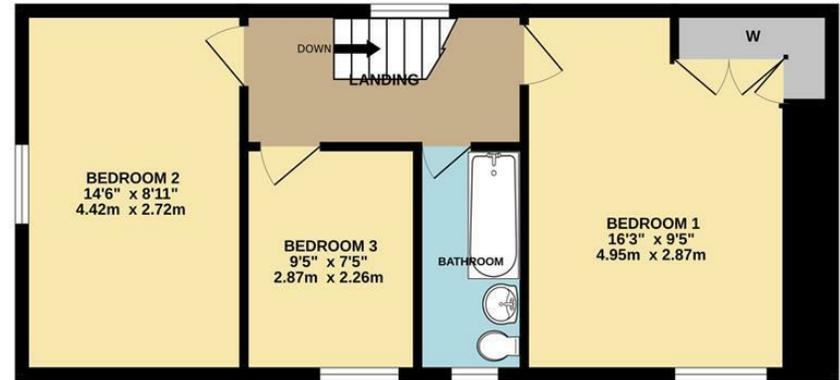
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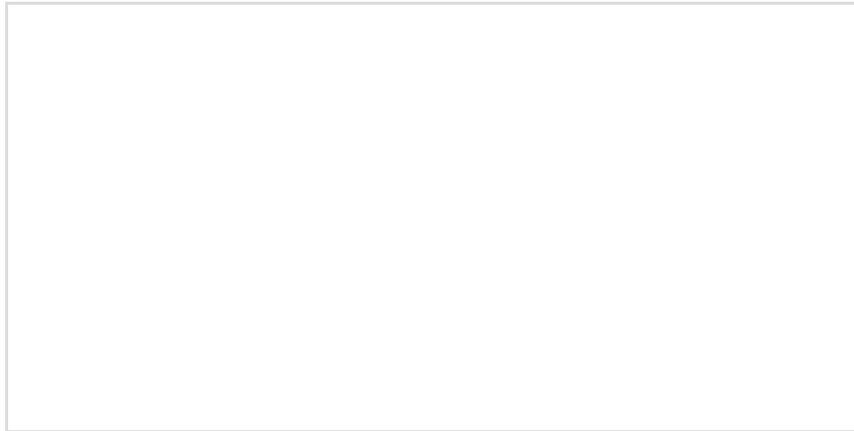
GROUND FLOOR



1ST FLOOR



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