



11 Sedge Close
Harpole, NN7 4FP



Simpson & Partners

Simpson and Partners are excited to welcome this BRAND NEW semi-detached property to the rental market! Located in the highly sought-after Norwood Quarter development, this home boasts an impressive 1177 square feet of living accommodation whilst benefitting from a generous south-facing garden and off road parking for two cars.

The heart of the home is the stunning kitchen/diner with integrated appliances and masses of storage space, storage cupboard and French doors to the rear garden. The downstairs accommodation also comprises of a large lounge, downstairs WC and under-stairs storage.

Upstairs, you find three double bedrooms with the master occupying the entire third storey while boasting built-in storage and an immaculate en-suite shower room. The family bathroom has plenty of natural light and fitted with three piece suite plus shower over bath.

Rental Living by Legal and General is the owner and landlord of a growing portfolio of homes built for renters. Dedicated to providing high quality homes and a good renting experience, you can enjoy a modern, comfortable home, looked after by a professional management team. Find out more at legalandgeneral.com/rentallivingby

Available IMMEDIATELY

EPC A

Council Tax TBC

Please note, photos shown are of various plots throughout the development and actual plots may differ from finalised home

£1,600 Per Month



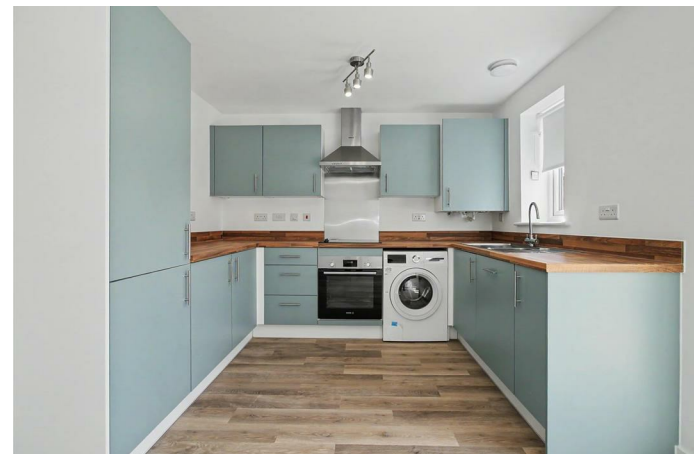
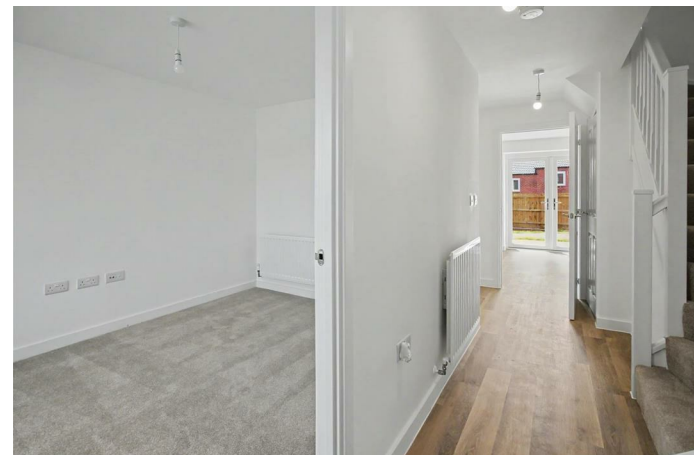
3



2



1



Simpson & Partners

3 bedroom house

Ledbury | Sandy Lane

1177 sq.ft / 109 sq.m
Parking | Unfurnished



These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. The dimensions are taken from the indicated points of measurement for guidance only and are an approximation. Images are indicative only.

S – Store WC – Toilet W – Wardrobe

Rental living by  Legal & General



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN