



6 Kirby Court  
Kettering, NN15 6XJ



Simpson & Partners

Simpson and Partners are excited to welcome this lovely three bedroom detached home to the rental market! Situated close to local amenities, great schools and the ever-popular Wicksteed Park, this property boasts extremely generous living space in a very sought-after location.

The downstairs accommodation briefly comprises large lounge, modern fitted kitchen, sunroom to the rear with wrap around windows, converted garage giving an extra reception/office/bedroom and downstairs WC.

Upstairs, you find two double bedrooms with built in storage and a further single bedroom plus contemporary family bathroom with three piece suite and shower over bath. The rear garden is largely laid to lawn and south-facing and to the front is off-road parking.

Offered to the market fully furnished and available IMMEDIATELY!

EPC C

Council Tax C

£1,495 PCM



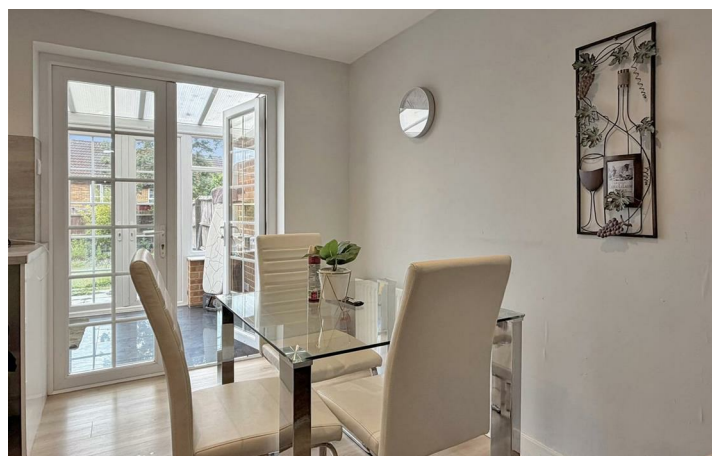
3



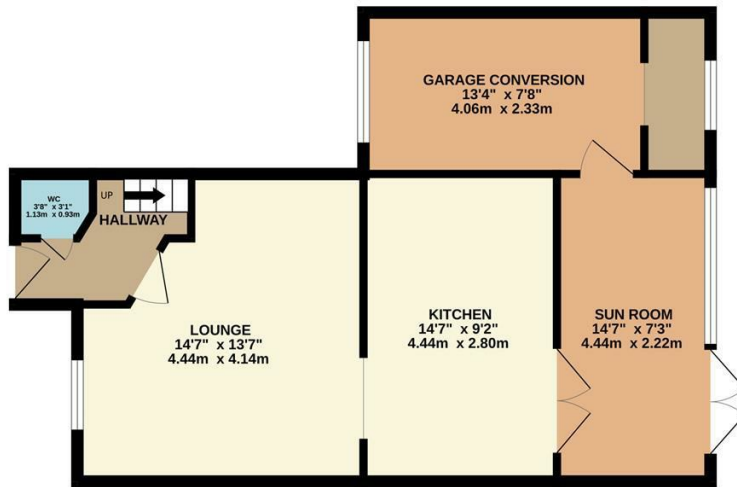
2



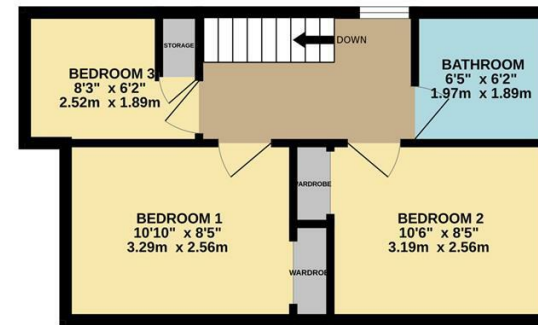
3



GROUND FLOOR  
582 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
348 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given  
Made with Metropix ©2026



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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](mailto:kettering@simpsonandpartners.co.uk)

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

1 Silver Street, Kettering, Northants, NN16 0BN