



26 Larch Road
Kettering, NN15 7BH



Simpson & Partners

AVAILABLE IMMEDIATELY! Simpson and Partners are delighted to offer to the rental market this fabulous detached family home situated on a substantial plot in a quiet residential area of Kettering close to the town centre and all local amenities. The very well presented property has been freshly painted and had new flooring throughout and enjoys accommodation comprising entrance hall, super sized lounge/diner, WC and kitchen/breakfast room with appliances supplied with large lean to/greenhouse attached to the rear of the property. Upstairs there are three great sized bedrooms, a further study/nursery and contemporary four piece family bathroom. To the front of the property you will find a walled front garden with double garage and off road parking for several vehicles which leads to the large and mature rear garden. Unfurnished. Available NOW!! EPC D.

Please note should a small pet be considered the rent will be £1550pcm



£1,500 PCM

 3  1  2



GROUND FLOOR



1ST FLOOR



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.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(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
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Making Every
Journey Personal



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