



19 Granite Street  
Kettering, NN16 8WF



Simpson & Partners

Simpson and Partners are excited to welcome this immaculate three bedroom detached home to the rental market! Situated on the sought-after Boughton Grange estate, the home is just over 5 years old, has been kept in fantastic condition and offers generous living space throughout.

The downstairs accommodation comprises large lounge, downstairs WC, fitted kitchen/diner with integrated appliances and French doors to the rear garden plus useful hallway storage. Upstairs, you find two double bedrooms and a further single bedroom with the master boasting a contemporary en-suite shower room plus the family bathroom which benefits from 3 piece suite including shower over bath.

The rear garden is south-facing, very generous in size, private and largely laid to lawn with a patioed area. The property also benefits from off road parking for 2 cars and a lovely front garden providing privacy to the lounge.

The property's condition, location and size mean that this one won't be around for long so viewing is ESSENTIAL!

Offered to the market part furnished and available IMMEDIATELY!

EPC B

Council Tax D

\*PLEASE NOTE THAT THE GARAGE IS NOT INCLUDED IN THE TENANCY AND TENANTS ARE NOT PERMITTED TO USE\*

£1,395 Per Month



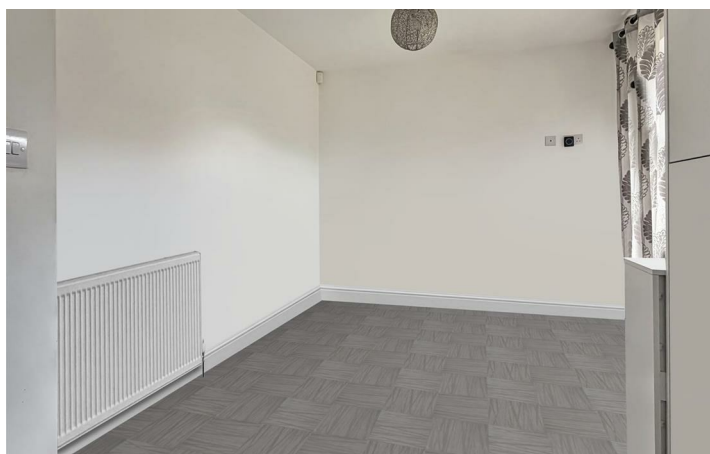
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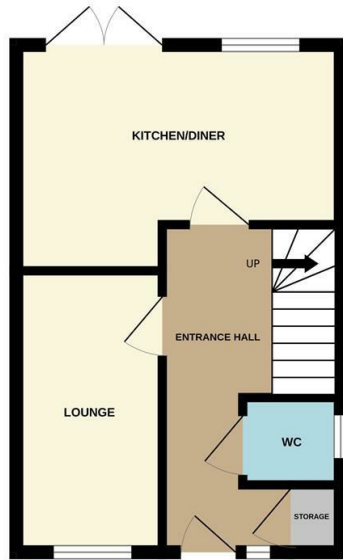
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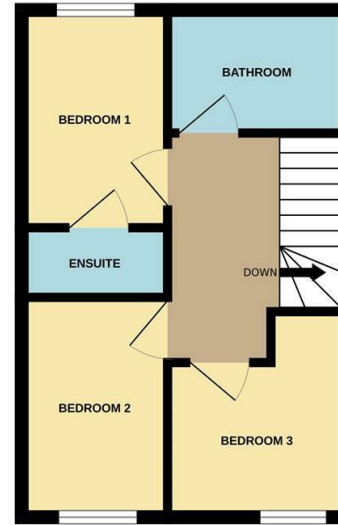
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GROUND FLOOR



1ST FLOOR



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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	



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