



42 Pryor Road  
Kettering, NN15 7FD



**Simpson & Partners**

Situated on the desirable Pryor Road in Kettering, this charming three-bedroom semi-detached property offers a wonderful opportunity for those seeking a shared ownership arrangement, with a 35% share available. This home is designed for comfortable living and modern convenience.

Upon entering, you are welcomed into a spacious lounge, perfect for relaxation and entertaining. The well-appointed kitchen/breakfast room features a built-in oven and hob, making it an ideal space for culinary enthusiasts to prepare delightful meals. The ground floor also includes a convenient downstairs WC, enhancing the practicality of the layout.

Upstairs, you will find three generously sized bedrooms, providing ample space for family living or guest accommodation. The family bathroom is thoughtfully designed to cater to the needs of the household.

Outside, the property boasts a driveway that offers off-road parking, a valuable asset in this sought-after area. The rear garden is a delightful retreat, mainly laid to lawn, and features a patio area and decking, perfect for outdoor dining and entertaining. The timber fence surround ensures privacy and security, making it an ideal space for children to play or for hosting summer gatherings.

This property presents an excellent opportunity for first-time buyers or those looking to downsize, combining modern living with a lovely outdoor space. With its prime location and appealing features, this home is not to be missed.

Amplius confirm:

Rent: £442.06

Audit fee: £1.31 pm

Buildings Insurance: £15.33 pm

Amplius Management charge: £3.83 pm

Shared Ownership annual adjustment: £0.16CR

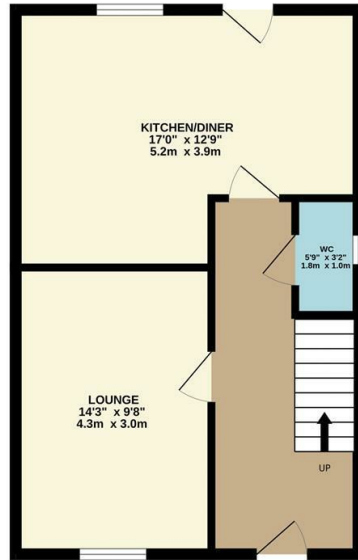
Managing Agent: £17.19

Total excluding rent: £37.50

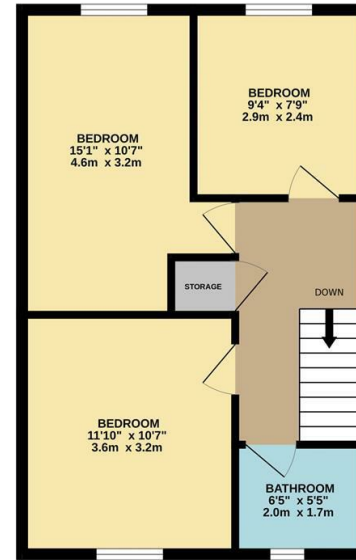
£92,750



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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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