



15 EDGELL STREET KETTERING

£950 Per Week

This centrally located two bedroom mid terrace property is set on a no through road, just a 17 minute walk from Kettering railway station with direct links to London St Pancras International, ideal for commuters seeking convenience. Internally, the property briefly comprises an entrance hall leading into a spacious lounge diner, a modern fitted kitchen, and access to a private rear garden perfect for relaxing or entertaining. Upstairs offers two good sized bedrooms and a modern four piece bathroom suite, including a separate shower cubicle, making the property well suited to couples, small families, or individuals. The location further benefits from excellent access to local amenities. On street parking is available to the front. Rent: £950 PCM. Deposit: £1,096.15. Council Tax Band: A. EPC: To follow. Unfurnished. Contact us for more information.

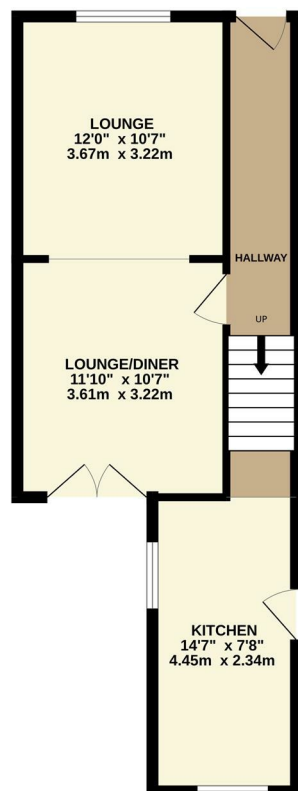


- Two Bedrooms • Lounge & Diner • Modern Kitchen • Four Piece Bathroom • Close to Local Amenities • Council Tax Band A • Available Now!

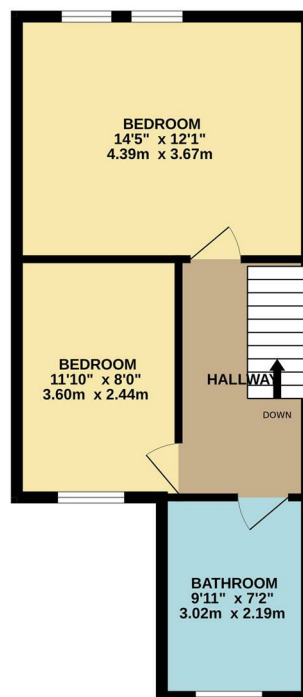




GROUND FLOOR
434 sq.ft. (40.4 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 sq.m.) approx.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

EPC Rating: D Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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