



12 Cytringan Close
Kettering, NN15 6GW



Simpson & Partners

A beautifully presented three-bedroom detached home situated in a sought-after cul-de-sac location on Cytringan Close, Kettering.

This modern family home offers spacious and well-planned accommodation throughout. Upon entering, you are welcomed by a bright entrance hallway with convenient downstairs W/C. The heart of the home is the impressive open-plan living/dining/kitchen space — a superb area for both everyday living and entertaining. The contemporary kitchen flows seamlessly into the dining and lounge areas, with patio doors opening onto the rear garden, allowing plenty of natural light.

Upstairs, the property boasts three generously sized bedrooms, all benefitting from built-in storage. The refitted family bathroom has been stylishly updated, offering a fresh and modern finish.

Externally, the property enjoys a private, low-maintenance rear garden — ideal for relaxing or entertaining. To the side of the home is a garage, along with off-road parking.

An excellent opportunity for families or professionals seeking a detached home in a popular residential location. Early viewing is highly recommended.

Offers In Excess Of £265,000



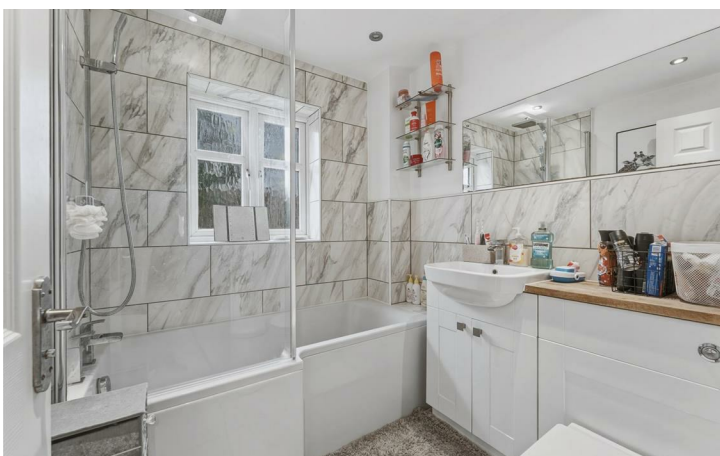
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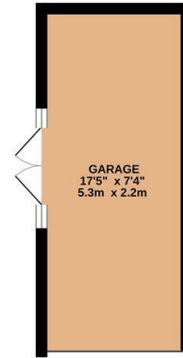
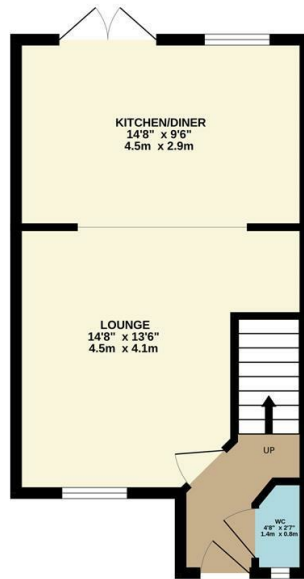
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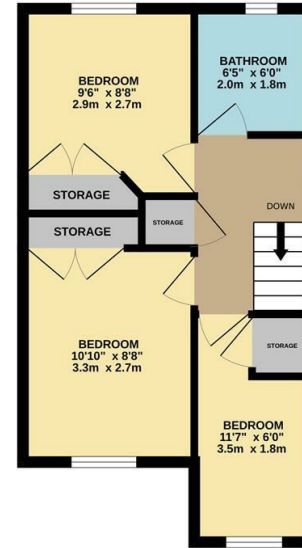
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GROUND FLOOR



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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