



11 Cabot Close
Kettering, NN14 6SL



Simpson & Partners

This charming two bedroom semi-detached bungalow is conveniently located within walking distance of the town centre, making it ideal for those seeking easy access to local amenities and services. The property features practical off road parking along with a single garage, providing secure storage and vehicle accommodation. Enhanced with upvc double glazing and gas radiator heating, the home offers both comfort and energy efficiency for year-round living.

Offered for sale with No Onward Chain, this bungalow presents an excellent opportunity for buyers looking for a straightforward purchase without delays. The well-planned accommodation begins with an entrance hall that includes a useful storage cupboard, with doors leading to the lounge and kitchen. The kitchen benefits from dual access, also connecting to the inner hall for convenient circulation throughout the home. The lounge similarly provides access to the inner hall, creating a flexible and functional layout.

From the inner hall, residents can access both generously proportioned bedrooms, perfect for family living or hosting guests. The accommodation is complemented by a modern white shower room, fitted to a high standard with contemporary fixtures and fittings. Outside, the property is surrounded by both front and rear gardens, offering pleasant outdoor spaces for relaxation, gardening, or entertaining. An internal viewing is highly recommended to fully appreciate the quality and potential this delightful bungalow has to offer.

Offers In Excess Of £200,000



2



1



1



Simpson & Partners

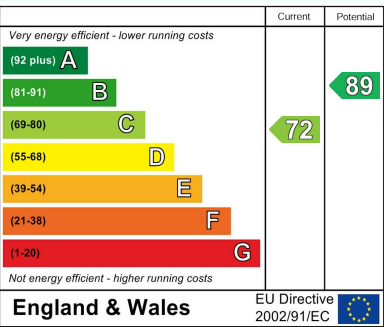
GROUND FLOOR



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 for 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.
Made with Metreplan (2020)



Energy Efficiency Rating



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
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN