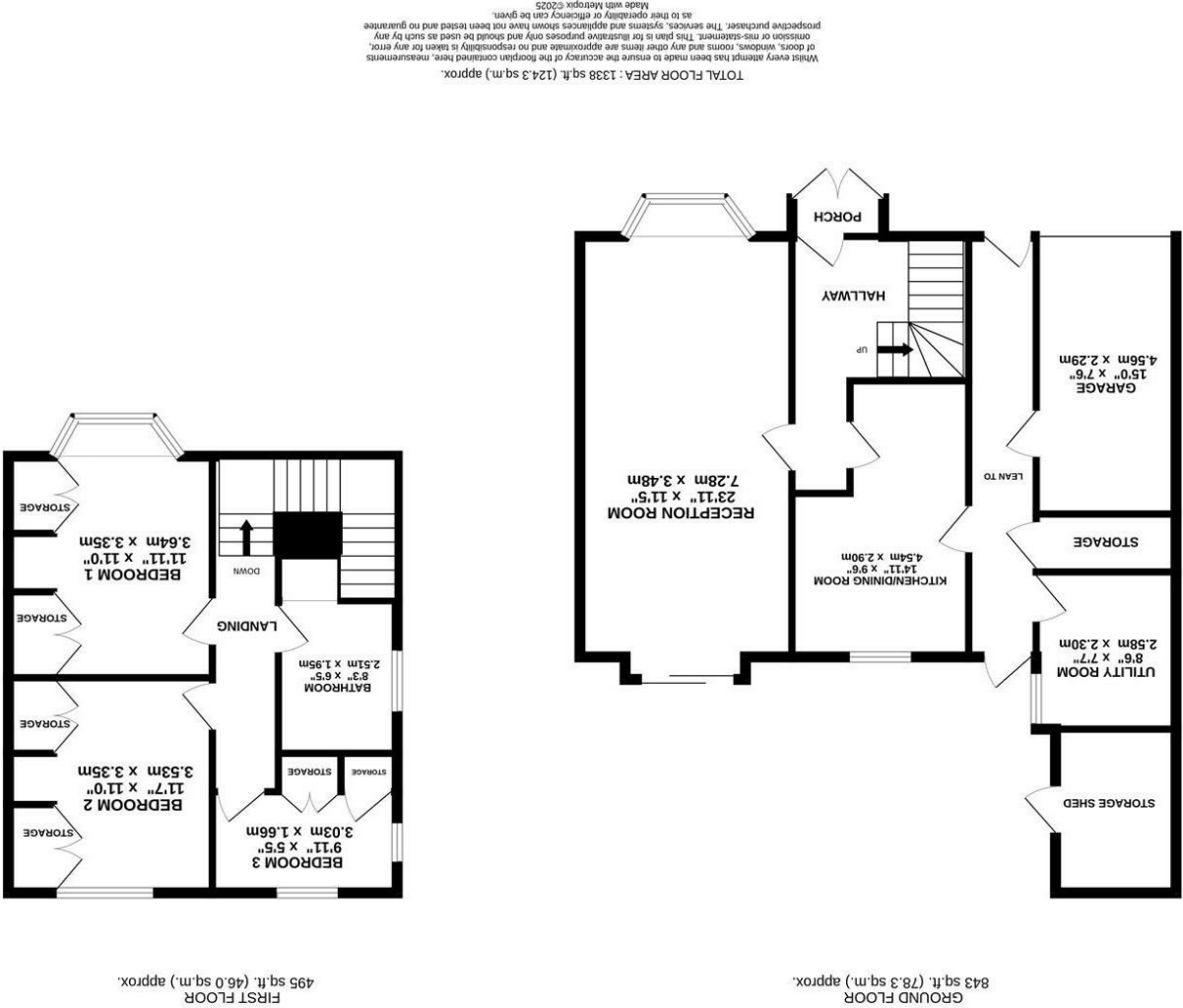


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ



125 Station Road, Burton Latimer, NN15 5PA
Offers over £350,000



Situated within the desirable town of Burton Latimer is this rarely available three bedroom detached property that is ideally positioned on a substantial plot offering scope for further development. The property itself comprises sizeable accommodation throughout including a living room, kitchen/dining room, three good size bedrooms and a three piece family bathroom. Externally, you will find a highly impressive rear garden that is predominately laid to lawn and offers an abundance of space. There is also a single garage with further storage rooms to the rear and off road parking.

Upon entry you are welcomed into the hallway where majority of the ground floor accommodation is accessible. The living room provides plenty of space for furniture along with sliding doors allowing access to the rear garden. The kitchen is fitted with a range of eye and base level units along with room for appliances and dining furniture. Further appliances can be stored within the utility room, if required. Completing the ground floor accommodation is the rear garden that is truly a must see! The garden provides opportunity for further development and currently offers ample lawn space along with a raised paved patio area, ideal for outdoor furniture and hosting. Ascending to the first floor landing you are able to access all three bedrooms and the family bathroom. Both the master and second bedrooms are double in size whilst the third bedroom is a good size single room that could function as a dressing room or study, if required. The bathroom comprises a three piece suite including a bath tub with shower over, low level WC and wash hand basin.

Council Tax Band: C
EPC Rating: TBC



Reception Room
23'10" x 11'5" (7.28 x 3.48)

Kitchen/Dining Room
14'10" x 9'6" (4.54 x 2.90)

Utility Room
8'5" x 7'6" (2.58 x 2.30)

Garage
14'11" x 7'6" (4.56 x 2.29)

Master Bedroom
11'11" x 10'11" (3.64 x 3.35)

Bedroom Two
11'6" x 10'11" (3.53 x 3.35)

Bedroom Three
9'11" x 5'5" (3.03 x 1.66)

Bathroom
8'2" x 6'4" (2.51 x 1.95)

