

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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11 Eady Road, Burton Latimer, NN15 5SW
Offers over £270,000

3 1 2 E

A beautifully presented and extended three bedroom semi detached property situated within a popular residential area in Burton Latimer amongst a wealth of amenities. This modern family home comprises a sizeable living room, recently renovated kitchen/reception room, ground floor WC, three good size bedrooms and a three piece family bathroom. Externally you will find a fully enclosed rear garden that features a large summer house and off road parking to the front aspect.

Upon entry you are welcomed into the hall where all ground floor accommodation is accessible. Located to the front of the ground floor is the spacious living room that features a bay window allowing ample light to enter the home. The kitchen/reception room is definitely the heart of this home with space to incorporate family life within one area. The kitchen itself is fitted with a range of eye and base level units along with a pantry style cupboard and an integral fridge freezer and dishwasher. There is also space for a range style cooker and both a washing machine and tumble dryer can be stored within the large storage cupboards. This room offers plenty of space for both living and dining furniture and benefits from two sets of french doors leading to the rear garden, perfect for a summers day. Ascending to the first floor landing you are able to access all three bedrooms and the family bathroom. The master bedroom is large in size and offers built in wardrobes. The family bathroom is fitted with a three piece suite including a bath tub with shower over, low level WC and wash hand basin.

Council Tax Band: B
EPC Rating: TBC



Kitchen/Reception Room
20'6" x 17'11" (6.27 x 5.48)

Living Room
14'11" x 10'4" (4.56 x 3.17)

Bedroom One
14'11" x 10'4" (4.56 x 3.17)

Bedroom Two
9'4" x 8'4" (2.85 x 2.56)

Bedroom Three
9'4" x 6'2" (2.85 x 1.90)

Summer House
11'10" x 9'3" (3.61 x 2.82)

