



**£245,000 OIEO**

131 Queensway Burton Latimer NN15 5QQ



**Carter Williams**

Estate and Letting Agents





Offered to the market in good order throughout is this spacious three bed roomed semi-detached home.

Located on Queensway, Burton Latimer the property is just a short distance from shops and other local amenities and to the rear has enviable views over the open country side. Entered via the double glazed front door into the spacious hallway, stairs rising to the first floor landing and doorway to the lounge provide access into the property's accommodation. A spacious lounge with hard flooring and doorway to the generously sized kitchen/dining room complete the ground floor. The kitchen offers a range of base and wall units, stainless steel sink and drainer, gas hob and eye level double oven, plumbing for white goods and storage area under the stairs with double doors leading to the south-facing garden. To the first floor landing the spacious master bedroom is located with views over the front aspect and also has the added benefit of a storage area above the stairs. Two further bedrooms to the rear of the property over look the garden and country side beyond, the larger of the two having a fitted wardrobe. Also offered to this elevation is the three-piece family bathroom with shower over bath and window to side aspect.



Externally, a spacious outbuilding has been added by the current owners which offers a fantastic multi-purpose space which is currently used as an office. The rest of the garden is mostly laid to lawn with fencing surround and gravel paths to aid with a low maintenance upkeep along with a decking area at the foot of the garden for idyllic dining al fresco! Gated side access to the driveway can also be found from the garden.

Contact Carter Williams for further information today!

Council Tax Band: B  
EPC Rating: C





Outbuilding 5.30m (17' 5") x 2.85m (9' 4")

Kitchen/ Breakfast 4.28m (14' 1") x 3.63m (11' 11")

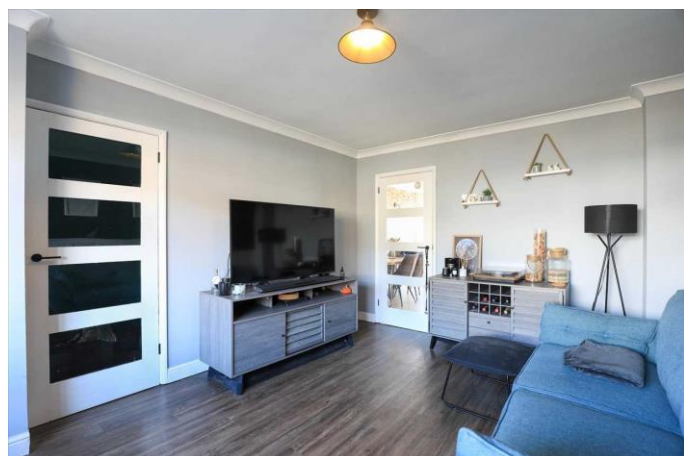
Living Room 3.30m (10' 10") x 4.61m (15' 1")

Bedroom 4.22m (13' 10") x 3.02m (9' 11")

Bedroom 3.48m (11' 5") x 2.26m (7' 5")

Bedroom 2.52m (8' 3") x 1.88m (6' 2")

Bathroom 2.36m (7' 9") x 1.96m (6' 5")



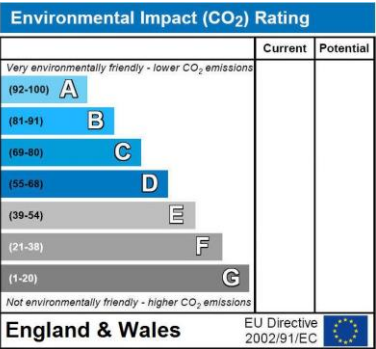
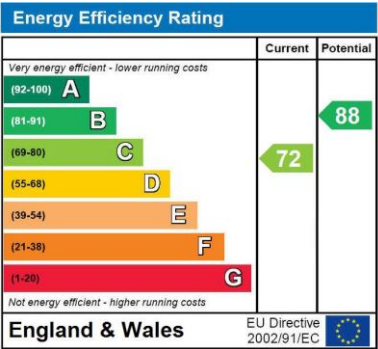




TOTAL FLOOR AREA: 918 sq.ft. (85.3 sq.m.) approx.

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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