



**£225,000**

8 Welland Court Burton Latimer NN15 5ST



**Carter Williams**  
Estate and Letting Agents



A well-presented three bedroom semi-detached home, ideally located within the popular town of Burton Latimer and close to a range of local amenities.

Externally, the property is approached via a low-maintenance front garden, enclosed by low-level fencing, with access provided via the side of the house. Upon entering, you are welcomed into an entrance hallway with stairs rising directly ahead to the first-floor accommodation. To the right-hand side is a generously sized lounge positioned at the front of the property, benefiting from a pleasant front-facing window that allows plenty of natural light to flow through the room. To the rear, the property boasts a kitchen/diner fitted with a range of low-level and wall-mounted storage units. Additional features include a useful built-in under-stairs cupboard and a door providing direct access to the rear garden, making this a practical and sociable space. The rear garden is a good size, fully enclosed by fencing and predominantly laid to lawn. A gate provides convenient access back to the side of the property. The first floor offers three well-proportioned bedrooms, along with a family bathroom comprising a three-piece suite with a shower over the bath. Further benefits include a single garage, located within a nearby block.

The property is well positioned for local amenities, including good schooling, shops, public transport, and excellent wider transport links.

Council Tax Band: B  
EPC Rating: To Follow

3 1 1



**Lounge 4.70m (15' 5") x 3.62m (11' 11")**

**Kitchen/ Diner 4.70m (15' 5") x 3.80m (12' 6") Max**

**Bedroom 4.71m (15' 5") x 2.81m (9' 3")**

**Bedroom 2.64m (8' 8") x 2.61m (8' 7")**

**Bedroom 2.64m (8' 8") x 2.00m (6' 7")**

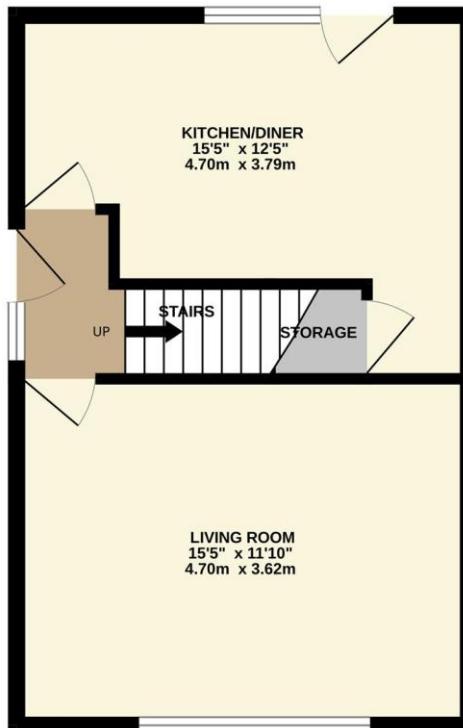
**Bathroom 1.88m (6' 2") x 1.67m (5' 6")**

**Garden**

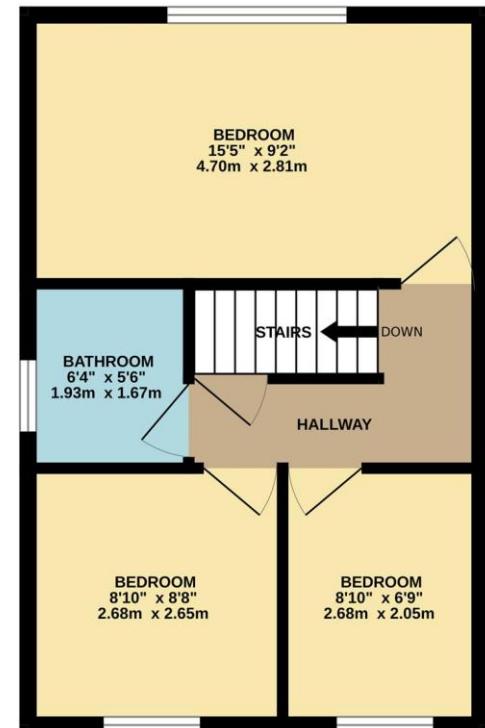




GROUND FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR  
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 750 sq.ft. (69.7 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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