



2 Normandy Close

Burton Latimer, Northamptonshire NN15 5FD



Simpson & Partners



## 2 Normandy Close

A well presented 4-bedroom property offered with NO CHAIN

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## About the Property

Situated within walking distance of the town centre is this deceptively large 4-bedroom detached property. Offered with NO CHAIN the property benefits from Upvc double glazing and gas radiator heating. The accommodation consists of a kitchen / breakfast room to the front with built in appliances along with a W/c. To the rear is a good size lounge with a separate dining room. To the first floor are 4 double bedrooms with an ensuite to the master bedroom plus a family bathroom.

Outside to the front is a small lawned area plus a block paved driveway for 1 car plus an integral garage. The rear garden again is mainly laid to lawn with a wooden decking.

Price **£340,000**







Entrance hall

W/c

Kitchen / Breakfast room

Lounge

Dining room

Bedroom 1

Ensuite

Bedroom 2

Bedroom 3

Bedroom 4

Family bathroom





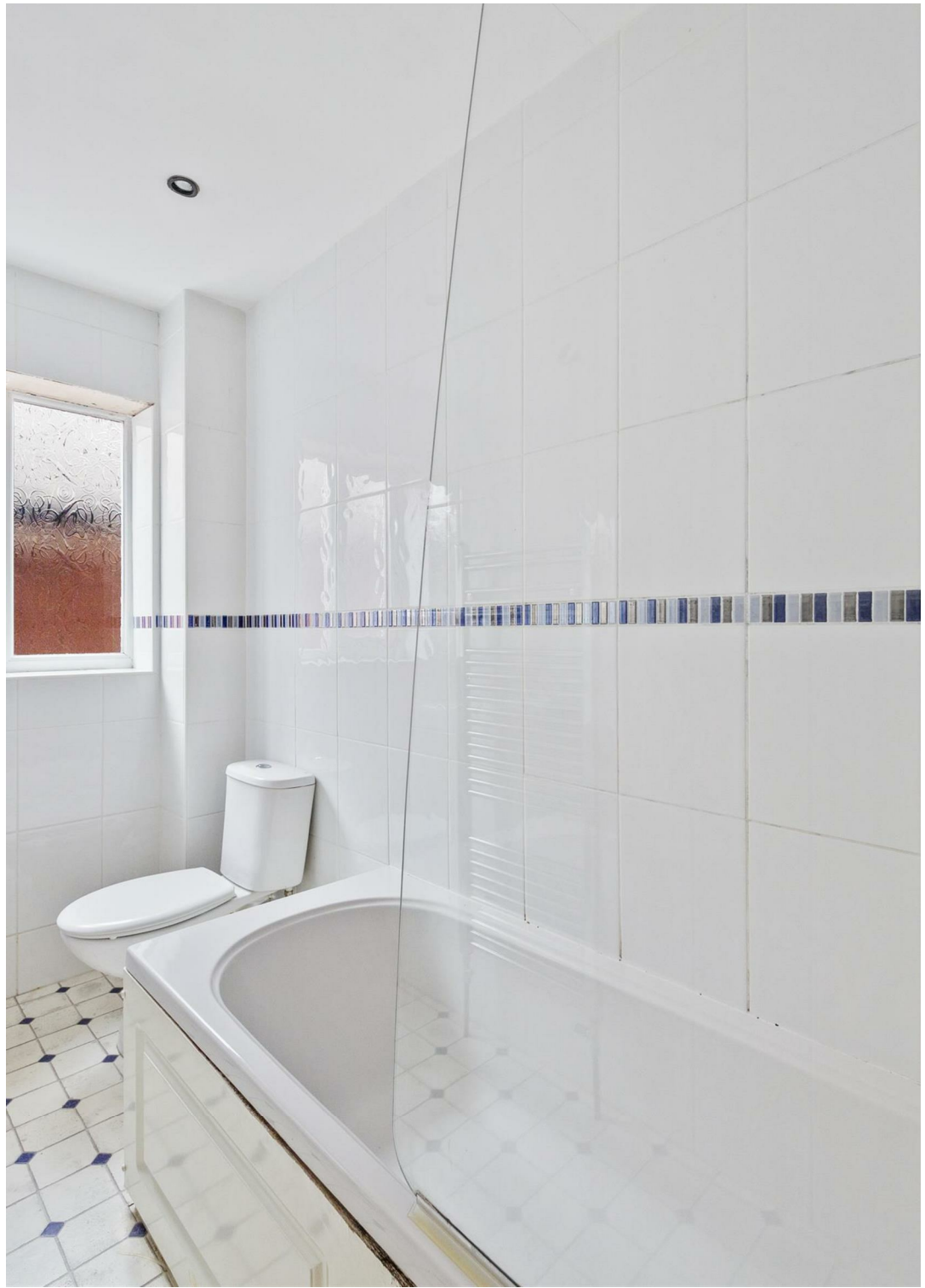






Within walking distance to the town centre, shops and amenities, this property offers spacious living accommodation.














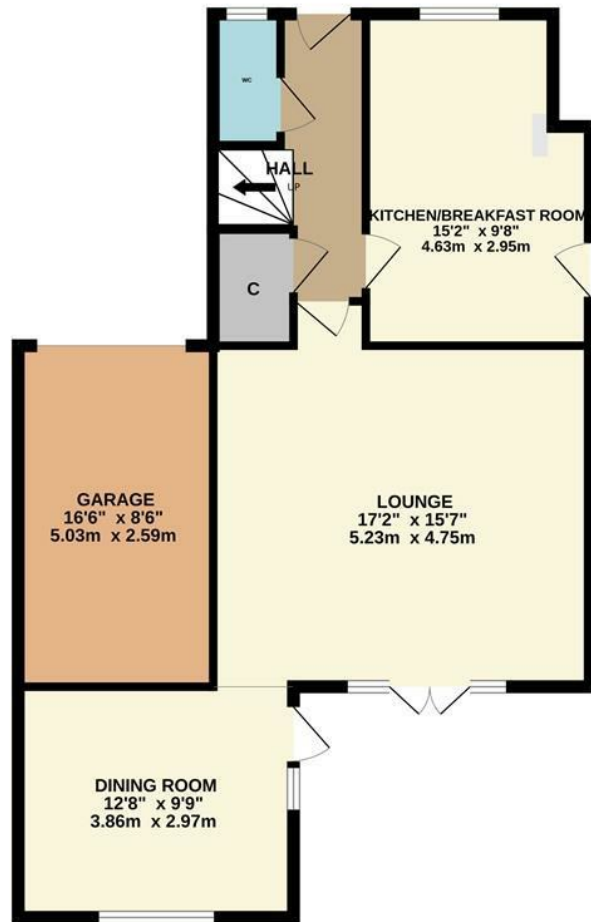
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	80	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

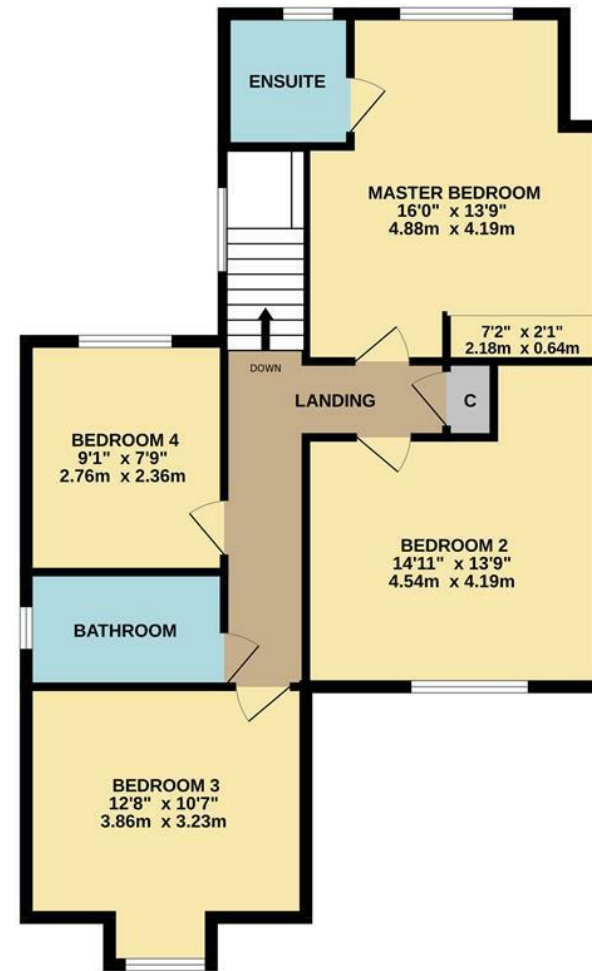




GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR  
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA: 1608 sq.ft. (149.4 sq.m.) approx.

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