



14 Spriggs Close  
Burton Latimer, NN15 5FW



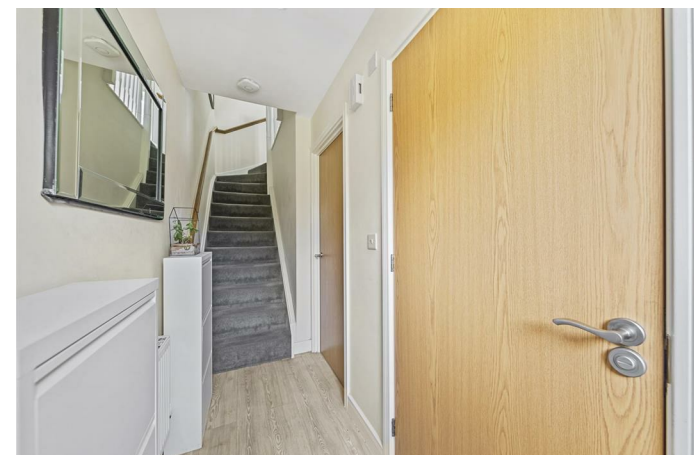
Simpson & Partners

Simpson and Partners are delighted to offer to the market this beautifully presented four bedroom property, that is situated at the end of a cul-de-sac in the popular Linden Homes development. To the ground floor, is a large open plan kitchen/living space which boasts lots of natural light and entertaining space. Further to this, is a downstairs toilet and storage. The first floor boasts a large master bedroom with ensuite, and second bedroom/reception room, creating flexible living. The top floor has a further two bedrooms and family bathroom. Externally, the property benefits from a private and mature garden, garage and off road parking for multiple cars.

A viewing is highly recommended!

Price £285,000

 4  2  1





TOTAL FLOOR AREA : 1019 sq.ft. (94.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(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	



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