



37 Silverstone Road
Burton Latimer, NN15 5XE



Simpson & Partners



*** NO CHAIN *** A stunning detached family home that is presented to a show home standard throughout. The property offers the discerning buyer much more than the average modern home and needs to be viewed to be fully appreciated.

Boasting; a quite magnificent Kitchen/Breakfast Room, three super reception rooms, downstairs W.C. and En-suite to the Master Bedroom, immaculately decorated and carpeted throughout, stylish Bathroom and En-suite, double Garage, landscaped Garden, central heating and double glazing and the double garage and driveway.

The accommodation comprises; Entrance Hallway, Sitting Room, Dining Room, Study, W.C., Kitchen/Breakfast Room, Landing, Four Bedrooms with En-suite to the Master and Family Bathroom. Viewing is via ourselves the sole agent. *** NO CHAIN ***

Council tax band; E

Annual maintenance charge is at present £103, uncapped.

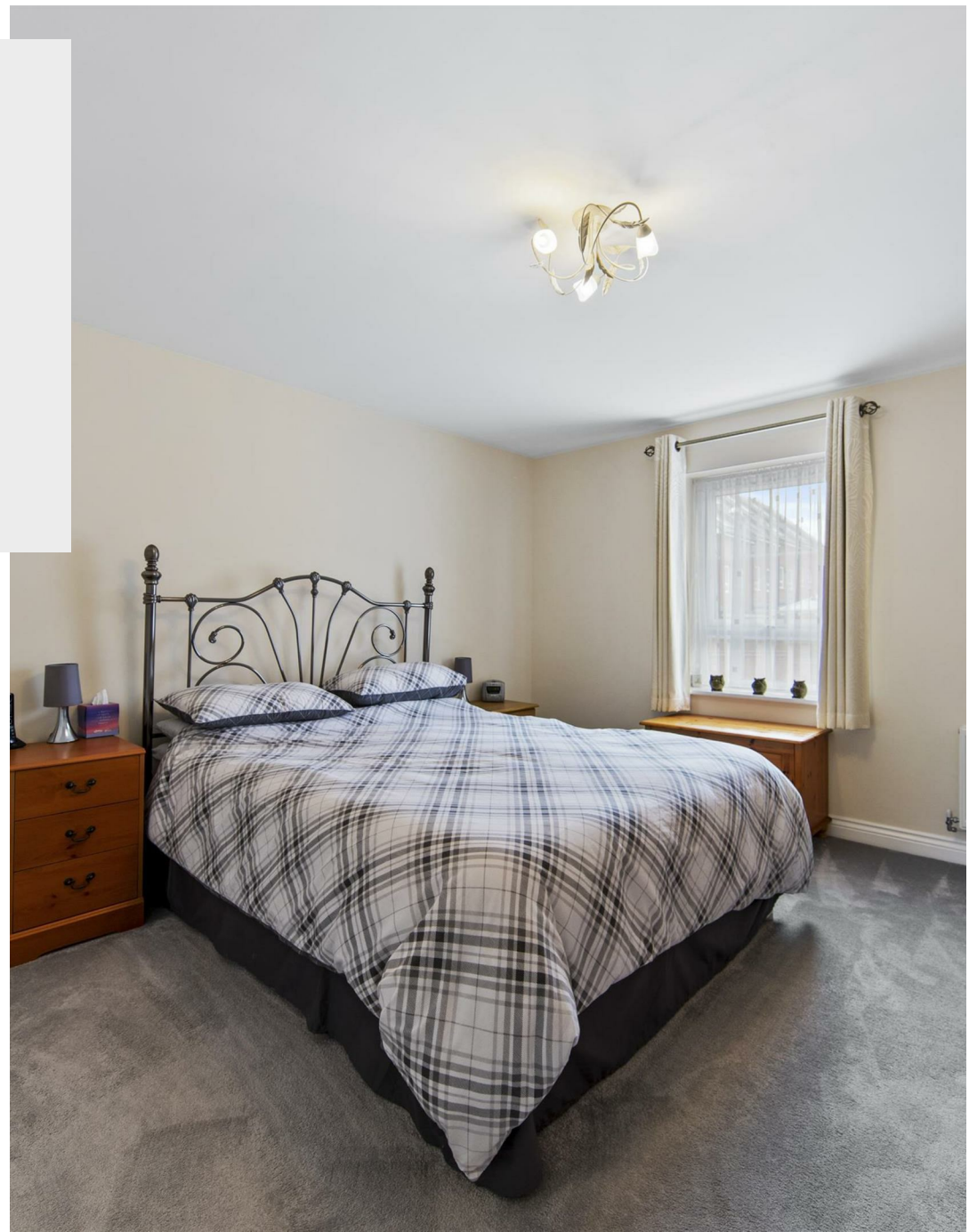
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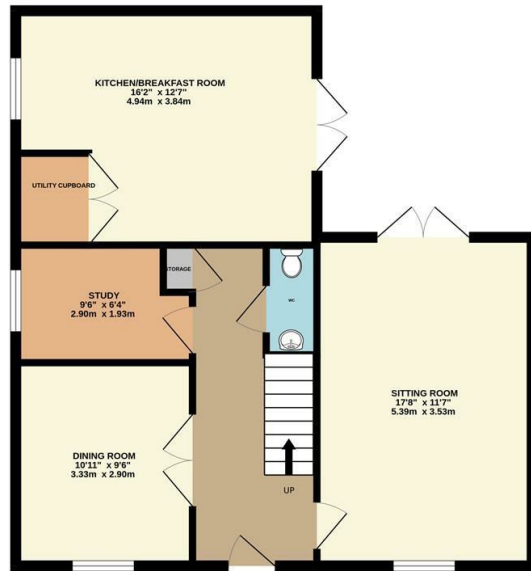
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Price £395,000

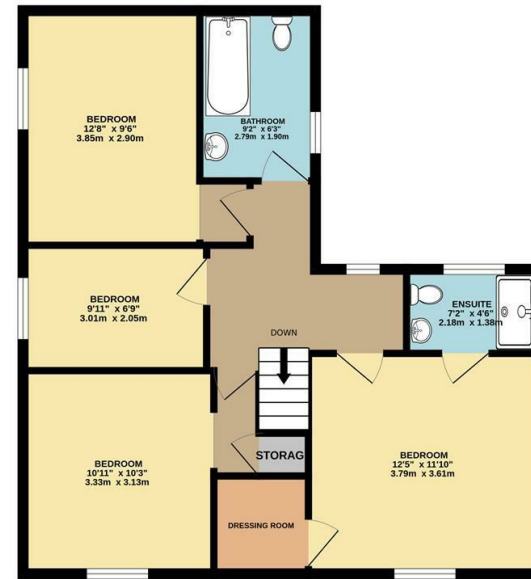




GROUND FLOOR
688 sq.ft. (63.9 sq.m.) approx.



1ST FLOOR
673 sq.ft. (62.6 sq.m.) approx.



TOTAL FLOOR AREA: 1361 sq.ft. (126.5 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive	
		2002/91/EC	



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