



13 Brooks Close

Burton Latimer, Northamptonshire NN15 5PX



Simpson & Partners

Simpson and Partners are delighted to offer to the rental market this super four bedroom detached family home ideally situated in the popular town of Burton Latimer. The property which has been recently refurbished has accommodation comprising entrance hall, WC, spacious lounge with feature fire place, separate dining room with patio doors to the garden, modern fitted kitchen with all appliances supplied and a sunny conservatory. Upstairs there are four good sized bedrooms with wardrobes fitted to three and stylish en suite to master and contemporary family bathroom. Lovely enclosed mature rear garden with summer house and off road parking and DOUBLE garage. Unfurnished. Available August. EPC C. Please note should a small pet be considered the rent will be £1625pcm

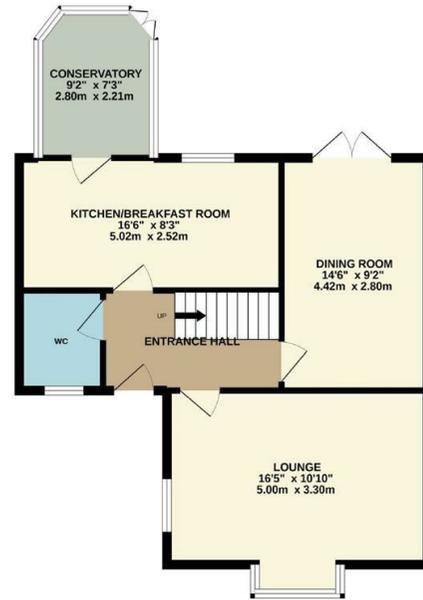


£1,600 PCM

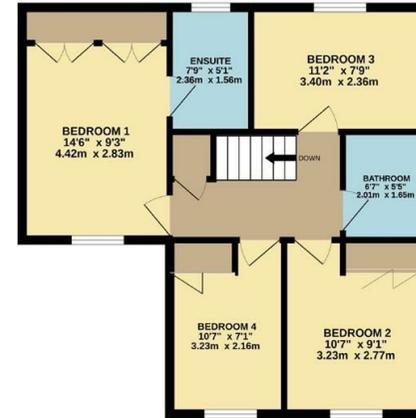
4 2 3



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.8 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.
Made with Metroplex 02022



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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