



7 Spriggs Close  
Burton Latimer, NN15 5FW



**Simpson & Partners**

Simpson and Partners are pleased to offer for sale this fantastic three bedroom detached property with off road parking and a single garage. The property benefits from upvc double glazing, gas radiator central heating, kitchen/dining room with built in appliances and patio doors to garden, living room with patio doors to garden, bedroom one with en-suite shower room, three piece bathroom suite, front and rear gardens.

The accommodation comprises entrance hall, downstairs WC, kitchen/dining room and a living room. Then on the first floor there are three bedrooms, en-suite to bedroom one and a bathroom.

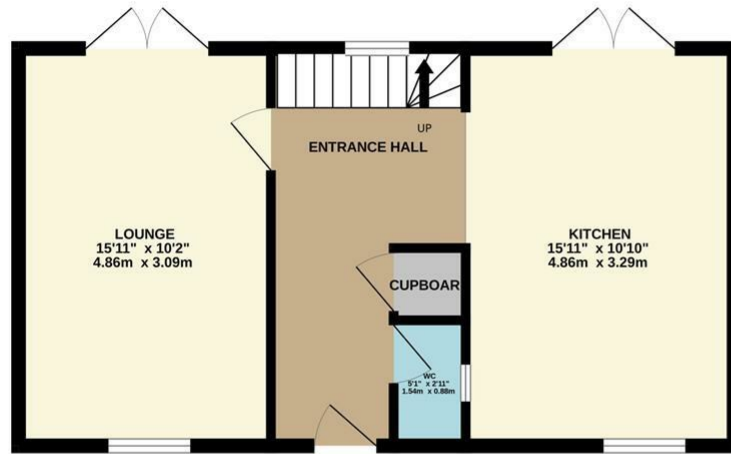
An internal viewing is recommended to avoid any disappointment.



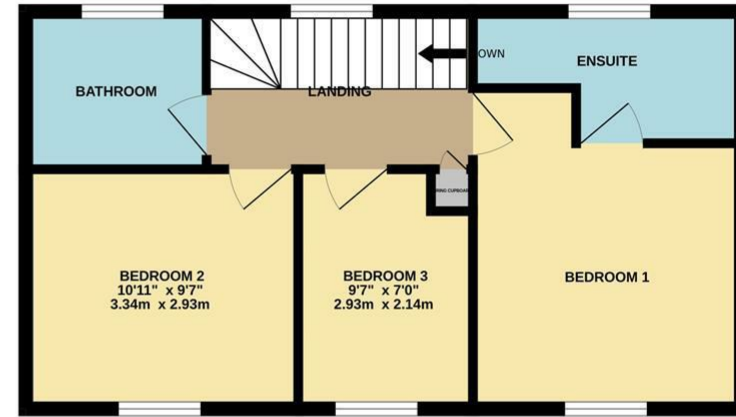
Price £305,000



GROUND FLOOR  
459 sq.ft. (42.7 sq.m.) approx.

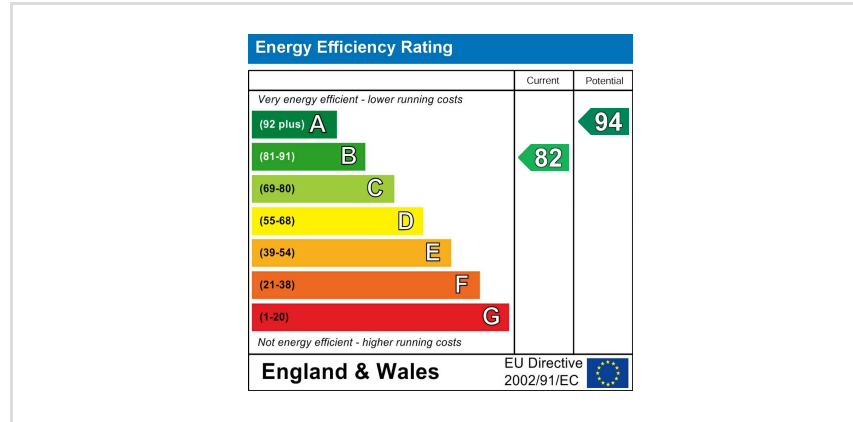


1ST FLOOR  
459 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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