

# BRENNAN

BESPOKE



OFFERS IN EXCESS OF

**£250,000**

**Latimer Close**

Burton Latimer, NN15 5RN

## PROPERTY SUMMARY

This charming, characterful three-bedroom home is ideally located in the heart of Burton Latimer, offering a perfect blend of modern comfort and convenience. Situated within walking distance of local shops, schools, and amenities, this property is ideal for families or professionals seeking a well-connected home in a peaceful, community-driven area. Upon entering the house, you are welcomed by an inviting hallway leading to the dining room, offering a dedicated space for family meals and gatherings. Adjacent to the dining room is the lounge complete with a log burner, perfect for relaxing or entertaining. The kitchen, located at the rear of the property, is equipped with ample cupboard space and worktops, providing all the essentials for cooking and storage. It opens out onto a private, low-maintenance courtyard garden, perfect for outdoor dining, relaxation, or even a small garden area for plants. There are also useful outbuildings, perfect for storage and one with a WC. Upstairs, the house offers three well-proportioned bedrooms. The master bedroom is generously sized, providing a comfortable retreat complete with a walk in wardrobe. The two additional bedrooms are perfect for children, guests, or as a home office, offering flexibility to suit your needs. A modern family bathroom with a full suite, including a bathtub and shower, completes the upper floor. One of the property's key features is its allocated parking space, a valuable asset in a central location, providing secure and convenient off-road parking. This house is perfect for those looking to enjoy a blend of town-centre convenience and comfortable living. With its attractive layout, courtyard garden, and excellent location, this property is a fantastic opportunity to make a home in Burton Latimer.

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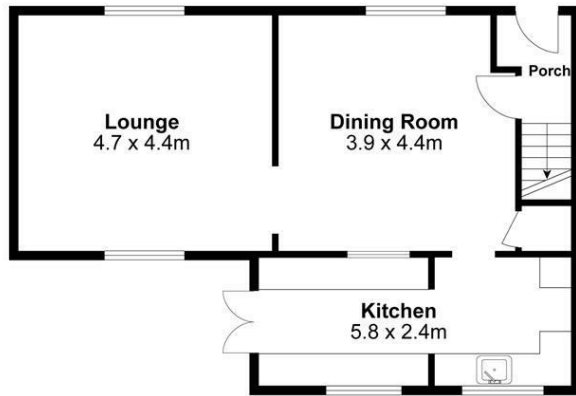
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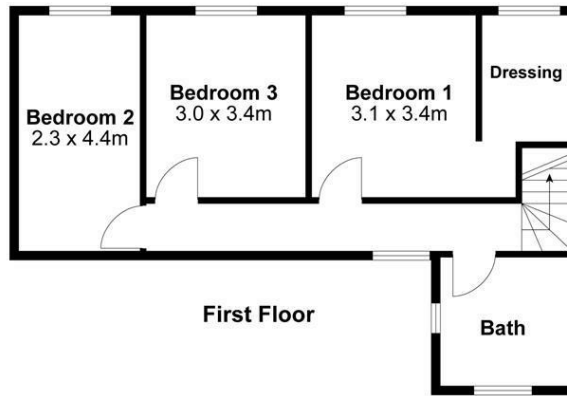
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Ground Floor



First Floor

For identification only not to scale

**BRENNAN**  
BESPOKE

**OFFICE ADDRESS**  
BRENNAN BESPOKE  
2 The Tithe Barn Glendon Lodge Farm  
Glendon  
Kettering  
Northamptonshire  
NN14 1QF

**OFFICE DETAILS**  
01536 904400  
info@brennanbespoke.co.uk  
<https://www.brennanbespoke.co.uk>

**LOCAL AUTHORITY**  
North Northants

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements