



## 45 Church Street, Burton Latimer NN15 5LU

Tenure: Freehold      Energy Rating: E

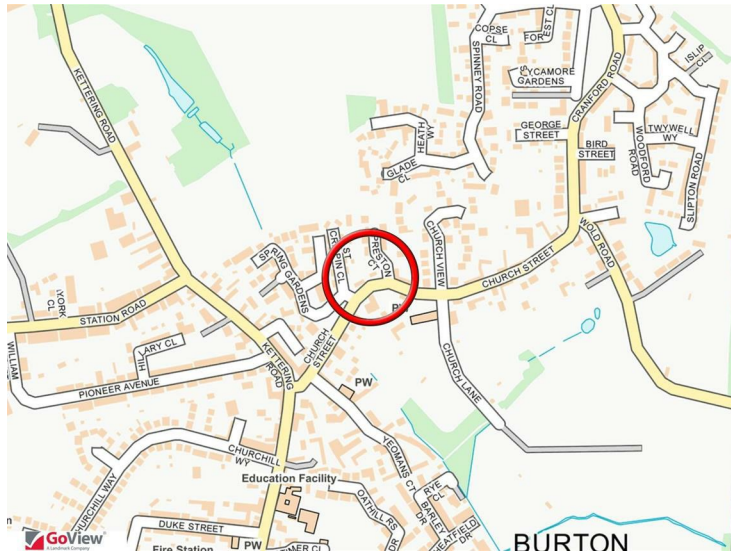
An impressive 5 bedroom detached house located in the historic heart of Burton Latimer Conservation Area close to St Mary's Church and town centre amenities. The property enjoys a substantial private mature garden and there is a private drive at the rear providing extensive off road parking and access to a large double garage. The spacious accommodation is well proportioned with PVC double glazing and gas central heating. This historic building was originally three properties and includes the site of the first local post office dated at 1854 and a grocers; they were converted into one substantial home during the early 1970's. Early viewing of this exceptional family home which last changed occupier in the late 1970's is strongly recommended. Call Lucas now on 01536 312600 and book your viewing.

**LUCAS**  
SALES & LETTINGS



**Location**

Burton Latimer is a popular small town located just under 4 miles south east of Kettering town centre where there is a railway station providing frequent services to London St Pancras International of around one hour. The A14, junction 10 with the A6 Burton latimer bypass, is about a mile. The nearest secondary school is Latimer Arts College located in Barton Seagrave which is just over 2 miles. There are two local primary schools in Burton Latimer and the town centre is only a few minutes walk where you can find a variety of restaurants, shops and pubs. Church Street is the heart of the original conservation area and the many character stone properties are very sought after.



**Lounge**

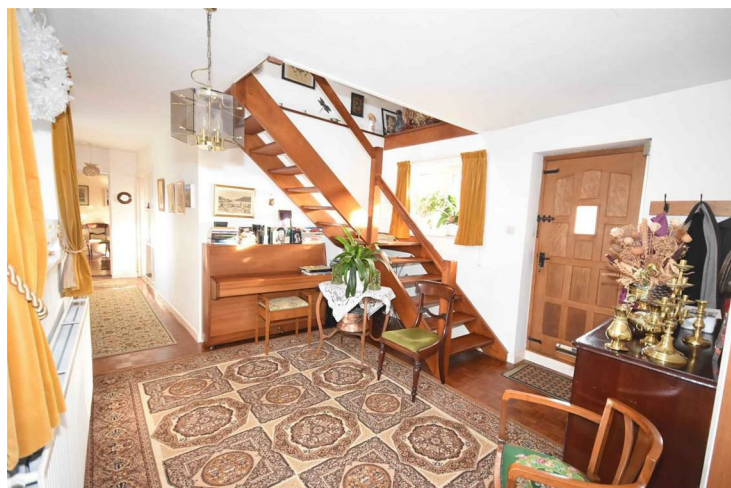


**Snug**  
4.4 x 3.62 (14'5" x 11'10")



**Porch**

**Hall**  
main reception area 3.85 x 3.58 inc. stairs (main reception area 12'7" x 11'8" inc. stairs)



**Dining Room**  
3.4 x 4.86 (11'1" x 15'11")



**Lounge**  
4.72 x 6 (15'5" x 19'8")

**Study**  
3.55 x 3.11 (11'7" x 10'2")

**Kitchen/Breakfast Room**  
5.29 x 3.75 (17'4" x 12'3")  
Double oven, hob and hood, double bowl sink, ceramic tiled floor.





**Breakfast Area and Kitchen**



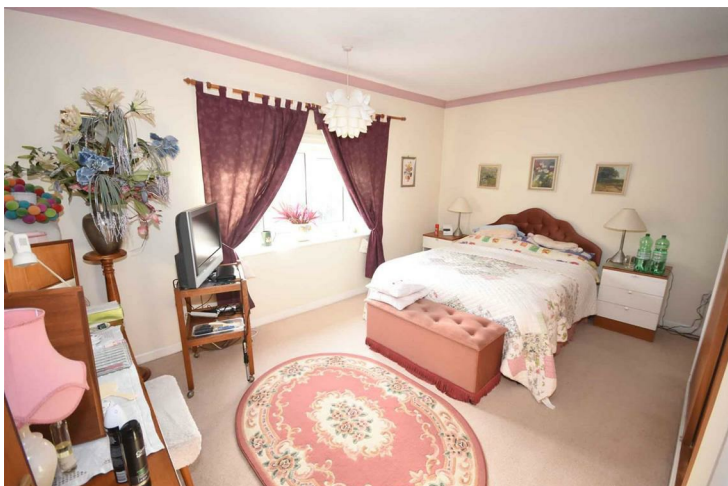
**Utility Room**  
3.05 x 2.63 (10'0" x 8'7")  
Double bowl sink.

**Cloakroom/wc**  
1.1 x 2 (3'7" x 6'6")

**Landing**  
1.32 x 9.48 (4'3" x 31'1")



**Bedroom 1**  
4.74 x 3.88 inc. wardrobe (15'6" x 12'8" inc. wardrobe)



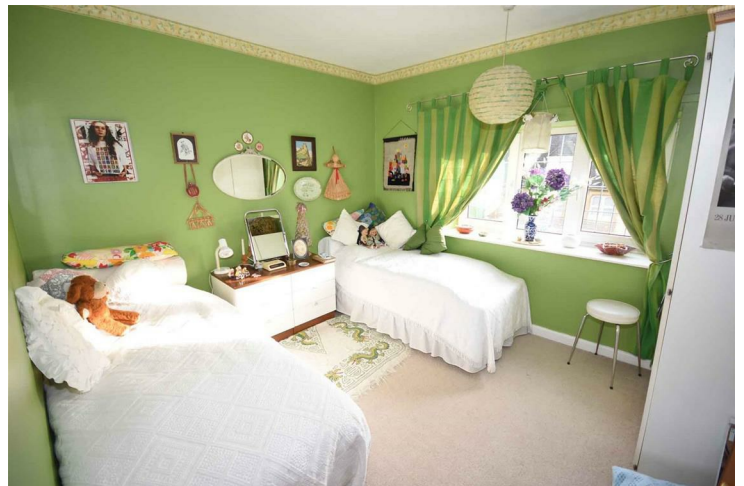
**En Suite Bathroom**  
2 x 3.5 (6'6" x 11'5")



**Bedroom 2**  
4.39 x 3.63 (14'4" x 11'10")



**Bedroom 3**  
3.67 x 4.84 (12'0" x 15'10")





**Bedroom 4**  
3.55 x 3.12 (11'7" x 10'2")



**Bedroom 5**  
2 x 3 (6'6" x 9'10")

**Family Bathroom with Sauna**  
4.47 x 3 (14'7" x 9'10")



**Garden**  
Gated pedestrian side access from Church Street. Mature garden landscaped across different levels providing interesting secluded areas. There is a large patio behind the main accommodation with a stepped footpath to the garage and drive. There is lighting in the garden.



**Double Garage**  
7 wide x 5.66 deep (22'11" wide x 18'6" deep)  
Remote control door, lighting, power points.

**Garden**



**Garden**



**Drive**  
Long gravelled drive with remote control 5 bar gate





