







# 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.



### 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.



## Porch

#### Hall

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



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

## Lounge



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





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



**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.





**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)





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

Family Bathroom with Sauna  $4.47 \times 3 (14'7" \times 9'10")$ 



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



Drive Long gravelled drive with remote control 5 bar gate











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| Energy Efficiency Rating                    |            |           |
|---|------------|-----------|
|   | Current    | Potential |
| Very energy efficient - lower running costs |            |           |
| (92 plus) A                                 |            |           |
| (81-91) B                                   |            | 70        |
| (69-80) C                                   |            | 73        |
| (55-68)                                     | 4.7        |           |
| (39-54)                                     | 50         |           |
| (21-38) F                                   |            |           |
| (1-20)                                      | G          |           |
| Not energy efficient - higher running costs |            |           |
| England & Wales                             | EU Directi |           |

| Environmental Impact (CO <sub>2</sub> ) Rating  |                        |           |  |
|---|------------------------|-----------|--|
|   | Current                | Potential |  |
| Very environmentally friendly - lower CO2 emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (12-38) F | 43                     | 69        |  |
|   | U Directiv<br>002/91/E |           |  |

Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a gene all guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All mer surrements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor pla is are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle iens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If their are any matters likely to affect your decision to buy, please contact us before viewing the property and parify all matters prior to offer.