



Latimer Close, Burton Latimer **Freehold** £264,000 O.I.E.O.

**Pattison  
Lane**



# Key Features

 3  1  D  B

- Three Bedroom Semi Detached Cottage
- Character Property
- Off Road Parking Space
- Walk in Wardrobe from Master Bedroom
- Separate Reception Rooms

Discover character and charm in this exquisitely presented, spacious property nestled in the vibrant heart of Burton Latimer. This character-rich home not only boasts a prime location but also offers excellent transport connections with effortless access to the A14 and a brief, convenient commute to the bustling mainline train stations of Kettering and Wellingborough.

As you step inside, you will be greeted by a myriad of authentic character features that exude a warm, welcoming ambiance. The centerpiece of the living area is an impressive exposed brick fireplace, complete with a cozy log burning stove that promises comfort during those chilly evenings. Complementing this rustic charm is the rich oak flooring, exposed brick, solid oak mantles and interior cottage doors that add a touch of historical elegance to the modern comforts of this home.





The property's allure extends outdoors where you will find a selection of outbuildings, offering versatile uses such as additional storage or potential workshop spaces. The rear garden is thoughtfully designed for low maintenance, ensuring that your leisure time is spent enjoying the surroundings rather than tending to them.

Additional conveniences include a private off-road parking space, adding to the practicality of this delightful home.

This property is not just a house, but a gateway to a lifestyle of convenience, character, and comfort in one of Burton Latimer's most sought-after locales. Whether you're commuting for work or leisure, the accessibility and amenities this home offers make it a perfect choice for those seeking a blend of traditional charm and modern convenience. Don't miss the opportunity to make this stunning residence your new home.

#### ENTRANCE HALL

Reached via main front door. Stairs rising to first floor landing.

#### DINING ROOM 14'5 x 12'9 max (4.39m x 3.88m)

Window to front aspect. Under stairs storage cupboard.

#### LOUNGE 15'7 max x 14'5 (4.74m x 4.39m)

Window to front aspect. Wall lighting. Log burner which is open to the dining room.

#### KITCHEN 19'2 x 7'11 max (5.84m x 2.41m)

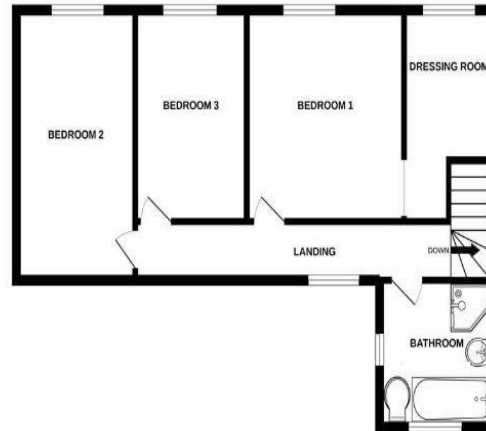
Fitted with units to base and wall with contrasting work surfaces over and tiled splash back surrounds. Belfast sink. Free standing range style cooker with cooker hood over. Plumbing and space for washing machine and dishwasher. Space for fridge freezer. Windows to rear aspect. French style doors opening to the rear garden.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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#### FIRST FLOOR LANDING

Window to rear aspect. Doors to bedrooms and bathroom.

**BEDROOM ONE** 10'3 max x 11'3 (3.12m x 3.42m)

Window to front aspect. Access to walk in wardrobe.

**WALK IN WARDROBE FROM BEDROOM ONE** 11'3 x 5'3

(3.42m x 1.60m)

Window to front aspect.

**BEDROOM TWO** 14'6 X 7'8 (4.41m x 2.33m)

Window to front aspect.

**BEDROOM THREE** 11'3 x 9'9 max (3.42m x 2.97m)

Window to front aspect.

#### BATHROOM

Four piece suite comprising a shower enclosure, a panelled bath, wash hand basin and WC. Windows to rear and side aspect.

#### OUTSIDE

##### REAR GARDEN

Low maintenance garden which is mainly laid to paving and brick-built outhouses. Side gate access to the front garden.

##### PARKING

Parking space to the front of the property under a separate title. Contact Pattison Lane for further details.

To view this property call Pattison Lane on:  
**01536 524425**



# Selling your property?

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