



Sandpiper Close, Burton Latimer **Leasehold** £275,000

**Pattison
Lane**

Key Features

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- Three Bedroom Semi Detached
- Downstairs WC
- Two Reception Rooms
- Utility Area
- Driveway

This three bedroom home has been considerably improved by the current owners and now boasts an impressive open plan kitchen dining space with a vaulted ceiling, a large block paved driveway, a low maintenance rear garden and a log burning stove. Viewing advised.



ENTRANCE PORCH

Reached via main front door. Window to side aspect. Door into:

LOUNGE 11'4 x 15'1 (3.45m x 4.59m)

Window to front aspect. Stairs rising to first floor landing. Log burning stove. Archway to:

RECEPTION ROOM / BEDROOM FOUR 7'8 x 13'5 (2.33m x 4.08m)

Window to front aspect. Double doors into storage cupboard.

KITCHEN / DINING ROOM 9'1 x 15'2 (2.76m x 4.62m)

Fitted with modern units to base and wall with contrasting work surfaces over and tiled splashback surrounds. Under unit down lighting. Two integrated ovens. Inset hob with chimney style cooker hood over. Space for fridge / freezer. Skylight window. French style doors opening to the rear garden. Open to:

UTILITY AREA 6'10 x 6'11 (2.08m x 2.10m)

Fitted with unit to base with work surfaces over. Sink and drainer unit with mixer tap over. Plumbing and space for washing machine. Space for dishwasher. Door to downstairs WC.

FIRST FLOOR LANDING

Doors to bedrooms and bathroom. Airing cupboard.

BEDROOM ONE 12'6 x 9'8 plus wardrobe (3.81m x 2.94m)

Window to front aspect. Built in wardrobe.

BEDROOM TWO 11'3 x 7'10 plus recess (3.42m x 2.38m)

Window to front aspect.

BEDROOM THREE 10'5 x 9'8 (3.17m x 2.94m)

Window to rear aspect.



GROUND FLOOR

1ST FLOOR



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BATHROOM

Suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Heated chrome towel radiator. Frosted window to rear aspect.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Block paved driveway providing space for multiple cars. Side gate access.

REAR GARDEN

Enclosed garden with laid to lawn, a paved patio seating area and a timber outbuilding.

AGENTS NOTE

Term of lease - 1000 years from 8 April 1614

The property is a good leasehold property and not freehold. The property is leasehold for 1000 years from the year 1614. No rents have been paid and nothing has been heard of from the landlord or anyone claiming as the landlord in modern times, so far as we are aware. For all practical purposes, this has seemed to have been as good as a freehold title, although legally of course it is not.

To view this property call Pattison Lane on:
01536 524425

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