



Sandpiper Close, Burton Latimer **Leasehold** £235,000 O.I.E.O.

**Pattison
Lane**

Key Features

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- Three Bedroom Semi Detached
- Garage
- Driveway
- Beautifully Presented Throughout
- Two Reception Rooms

Having been considerably improved the current owners this three-bedroom home is now offered for sale in fantastic order throughout with highlights to include, an impressive media wall and storage solution, wood panelling and a landscaped rear garden. Viewing advised.



ENTRANCE PORCH

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

LOUNGE 14'2 x 14'3 (4.31m x 4.34m)

Window to front aspect. Stairs rising to first floor landing. Media wall.

DINING ROOM 10'2 x 6'6 (3.09m x 1.98m)

Double doors opening to the rear garden.

KITCHEN 7'3 x 9'2 (2.20m x 2.79m)

Fitted with units to base and wall with contrasting work surfaces over and tiled splashback surrounds. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated oven. Inset hob with cooker hood over. Space for appliances. Wall mounted boiler. Window to rear aspect. Airing cupboard.

FIRST FLOOR LANDING

Window to side aspect. Doors to bedrooms and bathroom.

BEDROOM ONE 14'1 x 8'9 (4.29m x 2.66m)

Windows to front aspect. Storage cupboard.

BEDROOM TWO 8'1 x 9'3 (2.46m x 2.81m)

Window to rear aspect.

BEDROOM THREE 5'11 x 9'3 (1.80m x 2.81m)

Window to rear aspect.



GROUND FLOOR

1ST FLOOR



BATHROOM

Modern fitted suite comprising a panelled bath with shower screen and shower over, wash hand basin and WC. Heated chrome towel radiator.

OUTSIDE

FRONT GARDEN / DRIVEWAY

Hard standing frontage providing off road parking.

GARAGE

Single garage with up and over door.

REAR GARDEN

Maintained and enclosed garden with a decked seating area and laid to lawn.

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

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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Selling your property?

Contact us to arrange a **FREE** home valuation.

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 SCAN ME



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