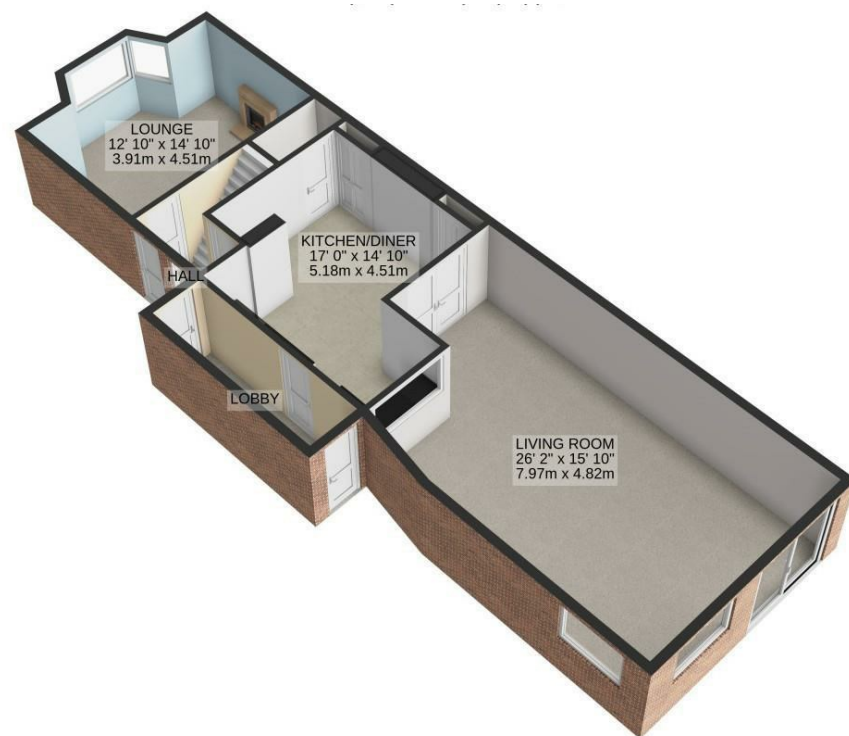
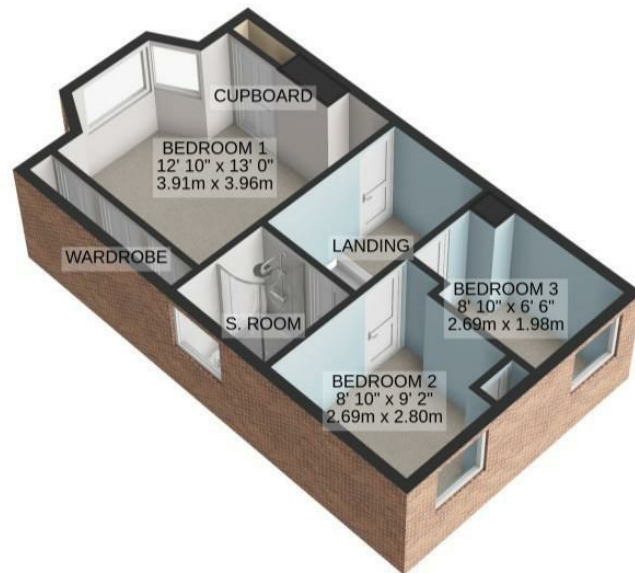


Whitney Road, Burton Latimer NN15 5SL



Whitney Road, Burton Latimer NN15 5SL

- Bay fronted
- Impressive Family Room Extension
- Good sized enclosed rear garden
- L-shaped Kitchen/Dining Room
- Three bedrooms

PRICE
£275,000

We would like to point out that all measurements set out in these sales particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc. And cannot confirm that they are in full or efficient working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. While we endeavor to make our sale details accurate and reliable, if there is any point which is of particular importance to you, please, contact us and we will be pleased to confirm the position for you. Wide angled lens may have been used on all photography.



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**** IN PERSON VIEWINGS AND VIDEO VIEW AVAILABLE **** We are pleased to offer for sale this extended, bay fronted three bedroom semi detached property, situated on a popular road within walking distance of the town centre and local schools. The house offers gas central heating and double glazing with other benefits to include a good sized family room extension and well proportioned enclosed rear garden. The overall accommodation comprises entrance hall, L-shaped kitchen/dining room and an impressive family room extension. The first floor offers three bedrooms and bathroom. Outside is off road parking for one vehicle to the front and the aforementioned good sized enclosed rear garden.

ENTRANCE HALL

Via opaque double glazed side door, laminated wood block style flooring, double panelled radiator, opaque Upvc double glazed window to side, stair case raising to first floor landing, timber panelled doors to Lounge/Sitting Room and Kitchen/Dining Room

LOUNGE/SITTING ROOM

12'9" min x 14'11" max (3.91m min x 4.55m max)
Having Upvc double glazed bay window to front, coving ceiling, double panelled radiator, Adams style feature fire place and display mantle and hearth housing living flame coal effect gas fire

KITCHEN/DINING ROOM

13'6" max x 13'8" max (4.13m max x 4.19m max)
Having a range of high and base level cupboard units with drawer space and work surfaces, single bowl single drainer sink unit with mixer tap, appliance space to including plumbing for automatic washing machine, built in four ring gas hob and gas oven under, extractor fan over, further appliance space, laminated wood block style flooring, single panelled radiator, Upvc double glazed door and window to side, further window to rear, spot lights and ceiling coving, Upvc double glazed patio door to Family Room and Lobby

LOBBY

Having opaque double glazed door to front of the property and door to rear garden

FAMILY ROOM

21'7" x 15'9" (6.58m x 4.82m)
Good size Family Room with double and single panelled radiators, Upvc double glazed windows to side and rear, double glazed sliding patio doors offering outlook and access to rear garden, ceiling coving

LANDING

Having timber panelled doors to Three Bedrooms and refitted Shower Room, loft hatch

BEDROOM ONE

10'5" min x 11'7" min (3.19m min x 3.55m min)
To front of mirror fronted double wardrobes providing clothes hanging and shelving space, plus further built in wardrobe, double glazed bay window to front, picture rails, double panelled radiator

BEDROOM TWO

9'0" x 8'4" (2.75m x 2.55m)
Having double glazed window to rear and single panelled radiator, boiler cupboard housing combination boiler

BEDROOM THREE

6'4" x 8'11" (1.95m x 2.73m)
Single room with double glazed window to rear and double panelled radiator

SHOWER ROOM

Refitted three piece suite comprising lower level Wc, vanity wash hand basin and fully tiled shower cubicle, complementary tiled surrounds, ceramic tiled flooring, double panelled radiator, opaque double glazed window to side

OUTSIDE FRONT

The front offers hard standing parking for one vehicle, leading round to entrance door and further door to Lobby leading to the rear of the property

OUTSIDE REAR

Having large paved patio, stepping onto mainly lawn gardens edged with well stock shrub and flower borders, timber shed and enclosed by timber panelled fencing



call to view 01536 418100

