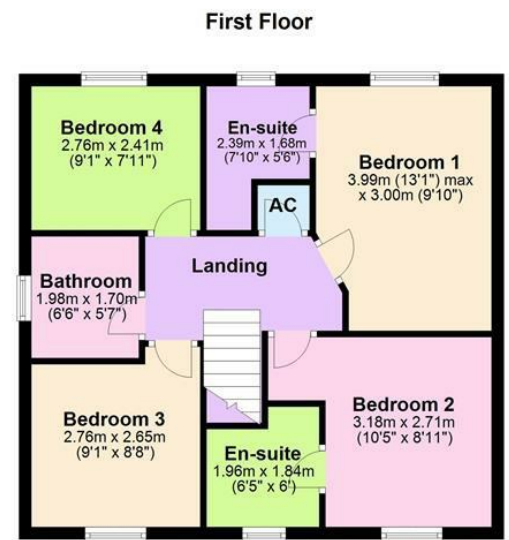


**FLOORPLAN AND MEASUREMENTS**



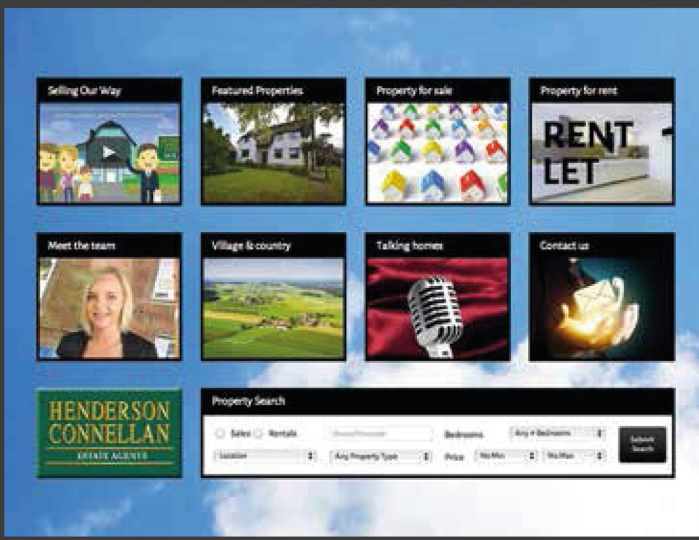
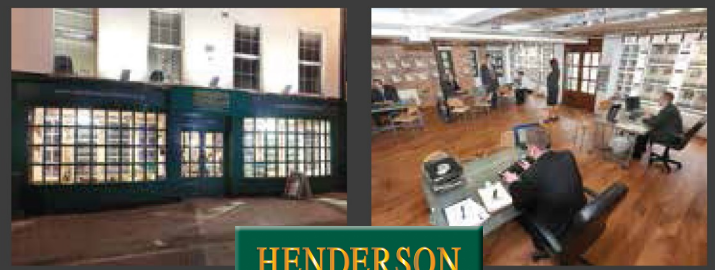
Total area: approx. 108.0 sq. metres (1162.7 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.



**Excellence Comes As Standard**



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15, Ambler Close, Burton  
Latimer, NN15 5ZN







### "Excellence come as Standard"

This stunning four-bedroom detached home is situated on this select cul de sac on the edge of Burton Latimer. The stylish interior benefits from gas central heating and UPVC double glazed windows to include an entrance hall, guest cloakroom, living room, separate snug/formal dining room, study and a stunning designer kitchen/breakfast room with select integrated appliances. Upstairs there is a principal bathroom and four generous double bedrooms, the master and guest rooms both with en-suite. Outside there is a well-kept fore garden, private driveway with parking for two cars in front of the garage and the rear garden has been attractively landscaped with patio and neatly laid lawns. Burton Latimer offers a wealth of amenities, excellent restaurants and easy access to Kettering, Wellingborough and the A14. Call us to book a private viewing today.  
EPC RATING: B COUNCIL TAX: D

## GARDENS AND EXTERIOR

Outside the driveway provides off road parking for two cars in front of the detached garage. The frontage is well-kept with bark borders planted with established shrubs and plants. The rear garden is a great size with full width patio seating area perfect for summer entertaining with neatly laid lawn and offers a high degree of privacy with the leafy cover behind the property.







## INTERIOR

- Spacious and beautifully presented accommodation throughout
- Gas central heating
- UPVC double glazed windows
- Entrance hallway with stairs to the first floor
- Guest cloakroom with low level WC and pedestal wash hand basin with mono bloc tap, ceramic tiled splash backs and flooring
- Kitchen/Dining room with a range of base and eye level units, one and a half bowl single drainer sink unit with mono bloc flexible tap inset to Quartz worksurfaces, integrated oven and four ring induction hob with slide out extractor fan, fridge/freezer and dishwasher, space for washing machine (appliance is negotiable), splash backs, tiled flooring and French doors to outside
- Living room - generously sized room with French doors to the garden
- Snug - versatile room that could be used as a formal dining room if required, snug or playroom

- Study - further versatile space ideal for use as a home office
- Upstairs there are four double bedrooms, the master and guest both with en-suite
- Bathroom suite comprising low level WC, pedestal wash hand basin with mono bloc tap, panel enclosed bathtub with shower, ceramic tiled splash backs, flooring and heated towel rail
- Master en-suite with low level WC, pedestal wash hand basin with mono bloc tap, glass shower enclosure with ceramic tiled splash backs, flooring and heated towel rail
- Guest en-suite with low level WC, pedestal wash hand basin with mono bloc tap, glass shower enclosure with ceramic tiled splash backs, flooring and heated towel rail

