



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Pintail Close, Burton Latimer

## "Urban Seclusion with Country Views"

3 2 1



## "Urban Seclusion with Country Views"

This is an exclusive enclave of two brand new detached dormer bungalows, from which the neighbouring countryside can be viewed from the first floor bedrooms. Discreetly positioned, and accessed via an electric gate, this exclusive development of just two similar homes built by AP Lewis & Sons is designed and finished to the highest standard and specification. Burton Latimer offers a wealth of amenities to include a variety of quality restaurants, a supermarket, doctors surgery and bus routes, as well as offering easy access to the A14, Kettering and Wellingborough along with their respective mainline railways. The sensational interior includes underfloor heating to the ground floor, UPVC double glazed windows and security alarm system to include an entrance hall, living room, free flowing kitchen/dining room with bi-fold doors to the garden, there is a generous ground floor bedroom with adjoining en suite and a further two double bedrooms to the first floor with a sumptuous bathroom, including a walk in wetroom shower and luxury bath. The kitchen and bathrooms are supplied by Bells of Northampton. The lovely grounds feature a block paved driveway and patio to the rear. The build is complete and ready for occupation.

**EPC RATING - PREDICTED B - COUNCIL TAX TBC.**

A Leasehold was set up 8th April 1614 - A 1000 year lease agreement was set up – with 592 years remaining on the Leasehold agreement.

### **Living Room**

12'8 x 12'8

### **Kitchen/Dining Room**

32'8 x 11'5 max

### **Bedroom One**

12'5 x 10'6

### **En suite**

10'6 x 4'1

### **Bedroom Two**

15'6 x 14'4

### **Bedroom Three**

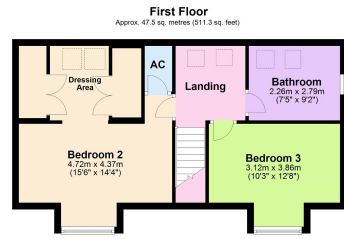
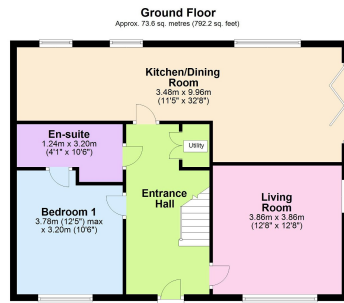
12'8 x 12'8

### **Bathroom**

9'2 x 7'5







Total area: approx. 121.1 sq. metres (1303.5 sq. feet)

- DETACHED NEW BUILD
- THREE BEDROOMS
- PARKING
- HIGH SPECIFICATIONS
- DORMER BUNGALOW
- ENSUITE
- LUXURY BATHROOM
- GATED PARKING



15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

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.

