



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

## Rockingham Way, Burton Latimer NN15

"Now you see it..."

3 2 1



### "Now you see it..."

And soon you won't! This superb three bedroom semi-detached property will not be around for long! Situated in the sought after area of Burton Latimer this spacious property comprises an entrance hall, guest cloakroom, generously sized living/dining room with patio doors out to the rear garden, modern fitted kitchen with select integrated appliances. Upstairs you will find the family bathroom and three well-proportioned bedrooms, the principal benefitting from an ensuite shower room, and a walk in wardrobe. Outside there is a neatly kept foregarden, a driveway for two/ three cars, single garage and a generous rear garden. Burton Latimer offers great restaurants, shops, schools and doctors, all within easy reach.

**Living/Dining Room** - 5.21m x 4.67m (17'1" x 15'4")

**Kitchen** - 3.68m x 2.46m (12'1" x 8'1")

**WC** - 1.83m x 0.84m (6'0" x 2'9")

**Bedroom 1** - 3.28m x 3.07m (10'9" x 10'1")

**Ensuite** - 1.85m x 1.24m (6'1" x 4'1")

**Bedroom 2** - 3.38m x 2.46m (11'1" x 8'1")

**Bedroom 3** - 3.07m x 1.98m (10'1" x 6'6")

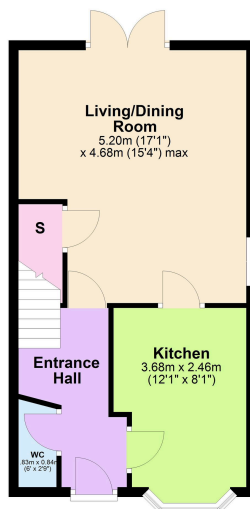
**Bathroom** - 2.46m x 1.55m (8'1" x 5'1")





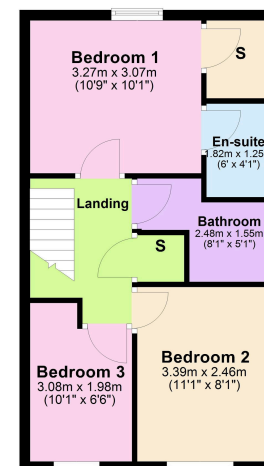
- Gas Central Heating
- Semi-Detached
- Living/Dining Room
- Close To local amenities
- COUNCIL TAX: C
- UPVC Double Glazed Windows
- Driveway
- Three Bedrooms
- EPC RATING: PENDING

**Ground Floor**  
Approx. 42.3 sq. metres (455.0 sq. feet)



Total area: approx. 82.3 sq. metres (886.4 sq. feet)

**First Floor**  
Approx. 40.1 sq. metres (431.4 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.

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