



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



## Clipson Close, Burton Latimer NN15

"Elegant Family Living"

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## "Elegant Family Living"

This impressive, detached family home offers exceptional living space set in this discreet setting with a lovely open aspect. The heart of Burton Latimer with local amenities and great restaurants are within walking distance. This fabulous home seamlessly combines modern comfort with practical family living, featuring an entrance hallway, guest cloakroom, en vogue, free flowing kitchen/breakfast/family room that forms the heart of the home, complimented by the utility and also a versatile reception room, that would make a great formal dining room/snug as well as a living room. Upstairs you will find the family bathroom fitted with four piece suite and five substantial double bedrooms, the principal and guest both with ensembles. The South-facing rear garden has been thoughtfully landscaped, creating perfect spaces for outdoor entertaining, while the front of the property enjoys beautiful views across open fields along with off road parking on the driveway in front of the double garage. A special family home in a very impressive setting. Call us to book a private viewing today.

**Living Room** - 5.49m x 4.01m (18'0" x 13'2")

**Kitchen/Dining/Family Room** - 9.42m x 3.94m (30'11" x 12'11")

**Utility Room** - 3.12m x 1.75m (10'3" x 5'9")

**Snug** - 3.66m x 3.12m (12'0" x 10'3")

**Guest WC** - 1.83m x 0.91m (6'0" x 3'0")

**Bedroom One** - 5.13m x 3.84m (16'10" x 12'7")

**Ensuite** - 2.03m x 1.96m (6'8" x 6'5")

**Bedroom Two** - 4.39m x 3.45m (14'5" x 11'4")

**Bedroom Three** - 4.39m x 2.82m (14'5" x 9'3")

**Bedroom Four** - 4.01m x 2.97m (13'2" x 9'9")

**Bedroom Five** - 3.25m x 3.1m (10'8" x 10'2")

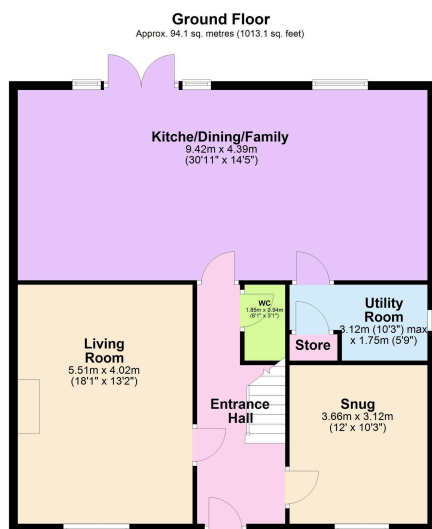
**Bathroom** - 2.82m x 1.91m (9'3" x 6'3")



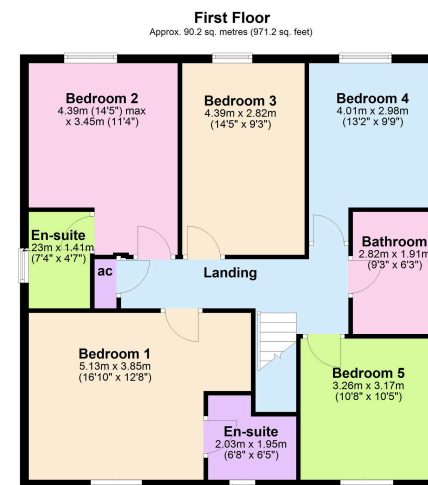




- Detached
- Double Garage
- Spacious Rooms
- Two Ensuites
- COUNCIL TAX: F
- Five Double Bedrooms
- Lovely Views
- Garden
- Open Plan
- EPC RATING: B



Total area: approx. 184.3 sq. metres (1984.3 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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