



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Cranford Road, Burton Latimer, NN15

"Full of Character"

3 1 2



"Full of Character"

This charming three-bedroom cottage is brimming with character features and has been beautifully finished by the current owners. Located in this popular road in Burton Latimer just a short walk from local schools, amenities, outstanding restaurants and also with both Kettering and Wellingborough with their respective railway stations just a short distance away. The interior offers versatile living options to include the dining room with lovely fireplace and log burner, living room which is a great size, newly fitted kitchen and bathroom. There is a useable cellar room with flooring which would make a great office. Upstairs there are three double bedrooms arranged over two floors and a stylish WC on the first floor. Outside the gardens are equally charming with patio seating area, lawn and workshop to the rear. Viewing is strongly recommended. Call us to book today.

Living Room - 3.66m x 3.63m (12'0" x 11'11")

Dining Room - 3.66m x 3.33m (12'0" x 10'11")

Kitchen - 2.95m x 2.08m (9'8" x 6'10")

Bathroom - 2.01m x 1.63m (6'7" x 5'4")

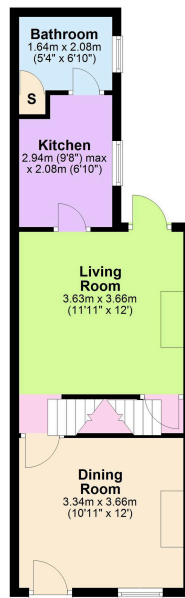
Bedroom 1 - 3.66m x 3.33m (12'0" x 10'11")

WC - 2.57m x 0.84m (8'5" x 2'9")

Bedroom 3 - 4.37m x 3.3m (14'4" x 10'10")

Cellar - 3.66m x 3.63m (12'0" x 11'11")



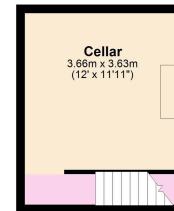


Ground Floor
Approx. 39.0 sq. metres (419.3 sq. feet)

First Floor
Approx. 29.0 sq. metres (312.5 sq. feet)



Cellar
Approx. 16.3 sq. metres (175.3 sq. feet)



Total area: approx. 100.0 sq. metres (1076.4 sq. feet)

- Character Cottage
- Useable Cellar Room
- Log Burner
- Ultra-Convenient Location
- EPC RATING: E
- Three bedrooms
- Newly Renovated Throughout
- Charming Gardens
- COUNCIL TAX: B



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.

