



8 Ambler Close
Burton Latimer, NN15 5ZN



Simpson & Partners

Tucked away in a popular residential area of Burton Latimer, this beautifully presented three-bedroom end of terrace home offers modern living, generous room sizes, and a spacious private garden – perfect for families or first-time buyers alike. Also with stunning views to the rear of open countryside.

A welcoming entrance hallway leads into a luxury fitted kitchen with built in appliances to include dishwasher, Fridge, freezer, microwave and induction hob with space for washing machine and quartz worktops. There are also bluetooth speakers fitted. To the rear, you'll find a bright and spacious 16' x 15' lounge/dining room featuring a useful storage cupboard and patio doors opening onto the garden, ideal for entertaining or relaxing. There is also a convenient downstairs W/C.

Upstairs are three well-proportioned bedrooms, including a master bedroom with a luxury fitted en-suite shower room, along with a stylish family bathroom.

Further benefits include upvc double glazing, gas radiator heating & Oak internal doors.

The property boasts a large, private rear garden with a patio area, offering plenty of space for outdoor dining and family activities.

Situated in a sought-after location within easy reach of local schools, shops, and amenities, this lovely home combines comfort, style, and practicality.

Offers In Excess Of £240,000



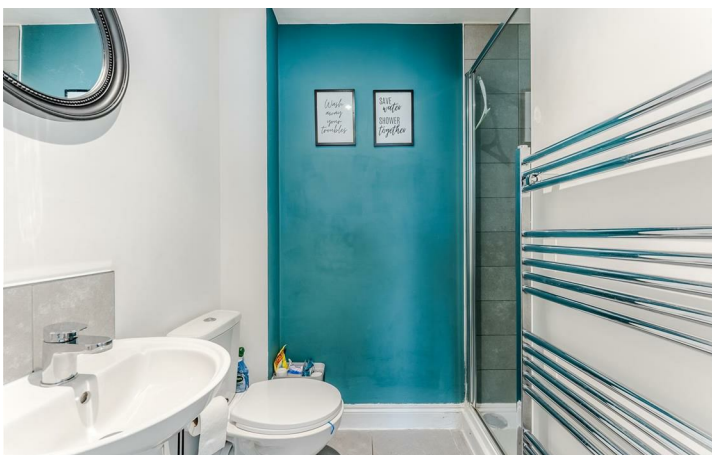
3



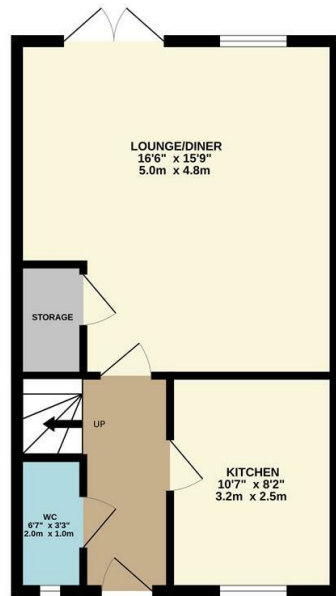
2



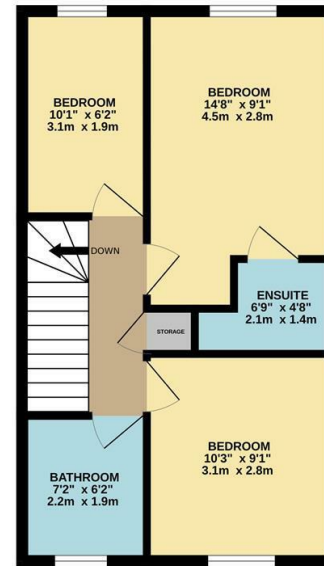
1



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
 Made with Metropack ©2025



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01536 518200

kettering@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN