



15 William Street

Burton Latimer, Northamptonshire NN15 5LN



Simpson & Partners

Situated in the sought-after town of Burton Latimer, this charming three bedroom bay fronted terrace property offers generous living space complemented by a large rear garden, making it an ideal family home. Perfectly positioned within walking distance of the town centre and a variety of local amenities, this property provides the convenience of having shops, schools, and services right on your doorstep.

The property benefits from UPVC double glazing and gas radiator central heating, ensuring comfort and energy efficiency all year round.

Upon entering, you are welcomed into an entrance hall that provides access to the bay fronted lounge, a bright and inviting reception room filled with natural light. A separate dining room provides a dedicated space for family meals and entertaining. The kitchen has a built-in oven and hob and flows open plan into a practical utility room, offering additional storage and workspace. A convenient downstairs WC completes the ground floor accommodation.

On the first floor, three bedrooms await. Bedroom one is a particular highlight, featuring a walk-in wardrobe and an en-suite shower room, providing a wonderful retreat at the end of the day. The remaining bedrooms are served by a three piece family bathroom, ideal for the needs of a growing household.

Externally, the property enjoys a pleasant front forecourt as well as a large rear garden, offering ample outdoor space for relaxation, gardening, and alfresco dining throughout the warmer months.

This property is offered for sale with no onward chain, making it an excellent opportunity for buyers looking for a smooth and straightforward purchase. Early viewings are highly recommended to fully appreciate all that this lovely home has to offer.

Offers In Excess Of £210,000



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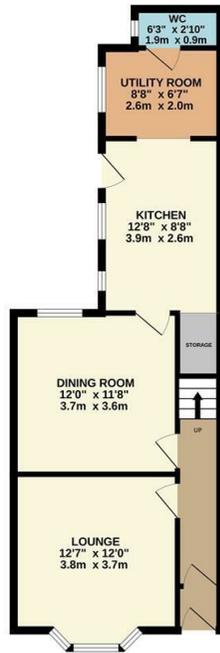


2



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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreapp (2020)



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



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