



13 Teal Close

Burton Latimer, Northamptonshire NN15 5TP



Simpson & Partners

No Onward Chain — Located on the outskirts of Burton Latimer, this beautifully presented extended three bedroom detached property enjoys a wonderful position backing onto Burton Latimer's pocket park to the rear.

The property has been finished to an exceptional standard and benefits from UPVC double glazing, gas radiator central heating, a luxury fitted kitchen complete with integrated appliances and granite work surfaces, and a luxury fitted en-suite to the 14' bedroom one. Further enhancing the appeal is a stylish family shower room, a front and Westerly facing low maintenance rear garden, off road parking, and a single integral garage.

The well-appointed accommodation comprises entrance porch leading through to the lounge, which opens beautifully into an extended dining room and kitchen — perfect for modern family living. Rising to the first floor, you will find three bedrooms, an en-suite shower room to bedroom one, and a contemporary family shower room.

An internal viewing is strongly recommended to fully appreciate the quality and presentation this superb family home has to offer. Energy Rating C/69.

Tenure: The property is leasehold, held on a 1,000 year lease that commenced 8th April 1614, with approximately 588 years remaining. There are no service charges or ground rent payable.

Offers In Excess Of £260,000



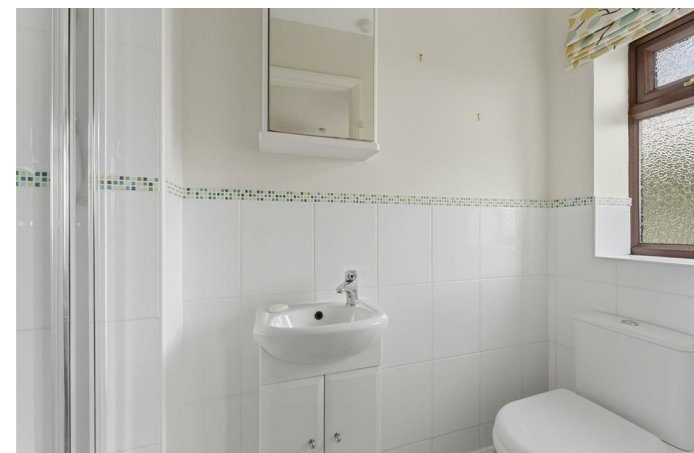
3



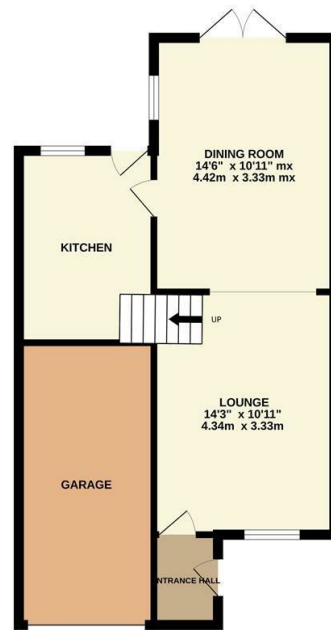
2



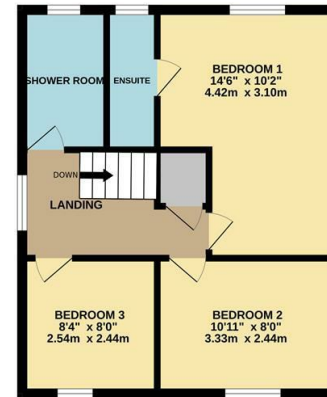
2



GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such for any prospective purchaser. The spaces, systems and appliances shown have not been tested and no guarantee as to their operability can be given. Made with Metropack ©2020.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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](mailto:kettering@simpsonandpartners.co.uk)

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

1 Silver Street, Kettering, Northants, NN16 0BN