



13 Brooks Close

Burton Latimer, Northamptonshire NN15 5PX



Simpson & Partners

NO CHAIN

Nestled in the charming area of Brooks Close, Burton Latimer, this splendid four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious hallway that leads to two inviting reception rooms, including a delightful lounge and a dining room that features patio doors opening onto the garden, creating a seamless connection between indoor and outdoor spaces.

The well-appointed kitchen/breakfast room is a highlight of the home, equipped with built-in appliances that cater to all your culinary needs. A convenient downstairs WC adds to the practicality of the layout, making it ideal for family living and entertaining guests.

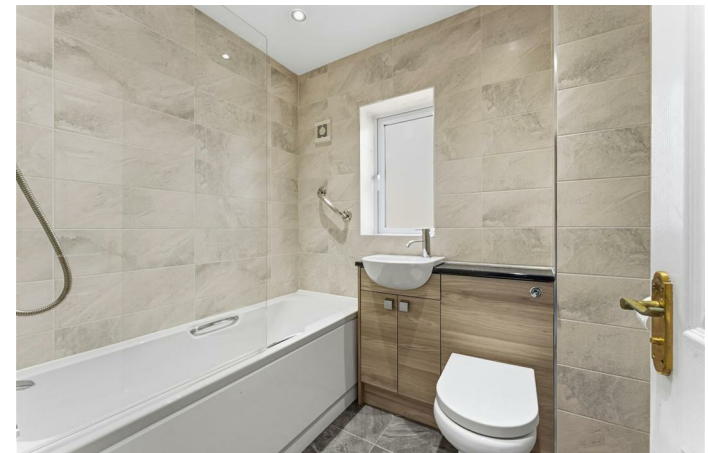
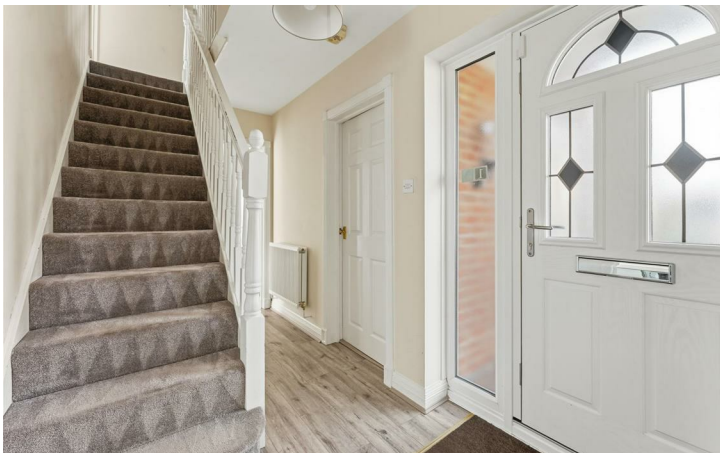
Upstairs, the master bedroom is a true retreat, complete with built-in wardrobes and an en suite, providing a private sanctuary for relaxation. The additional three bedrooms are generously sized, offering ample space for family or guests.

Outside, the property boasts off-road parking, complemented by a double garage, ensuring that parking is never a concern. The conservatory adds an extra touch of charm, perfect for enjoying the garden views throughout the year.

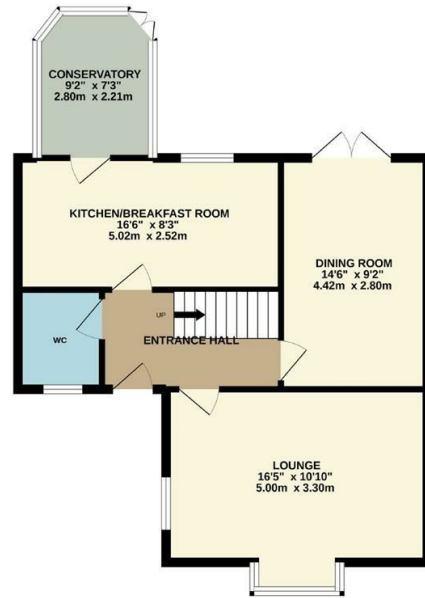
This delightful home in Burton Latimer is not just a property, it is a place where memories can be made. With its spacious layout, modern amenities, and convenient location, it presents an excellent opportunity for those seeking a family home in a friendly community.

Price £399,995

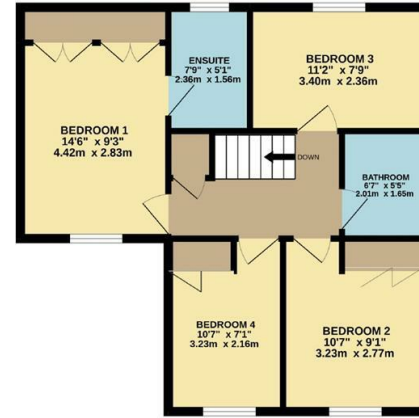
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GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.8 sq.m.) approx.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	70	
(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	



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