



BRENNAN

BESPOKE

£170,000

Newman Street

Burton Latimer, NN15 5SH

PROPERTY SUMMARY

A truly special opportunity to purchase this two bedroom Victorian home in Burton Latimer, offered to the market with no onward chain. Loved and cared for within the same family for many years, this is a property with a real sense of warmth and history, ready for a new owner to create their next chapter. The accommodation begins with a welcoming entrance hall leading through to a comfortable lounge and a separate dining room, offering flexible space for everyday living and entertaining. To the rear, the kitchen provides access out to the garden, making it practical for day to day life and summer evenings outdoors. Upstairs, there are two generous double bedrooms, along with a large family bathroom. While the home would benefit from some modernising, it offers a fantastic chance to update and personalise, while retaining the charm and character that makes Victorian properties so appealing. Outside, the rear garden provides a lovely space to enjoy, and the overall layout makes this a brilliant option for first time buyers, downsizers, or anyone looking for a home with potential in a popular Burton Latimer location.

2



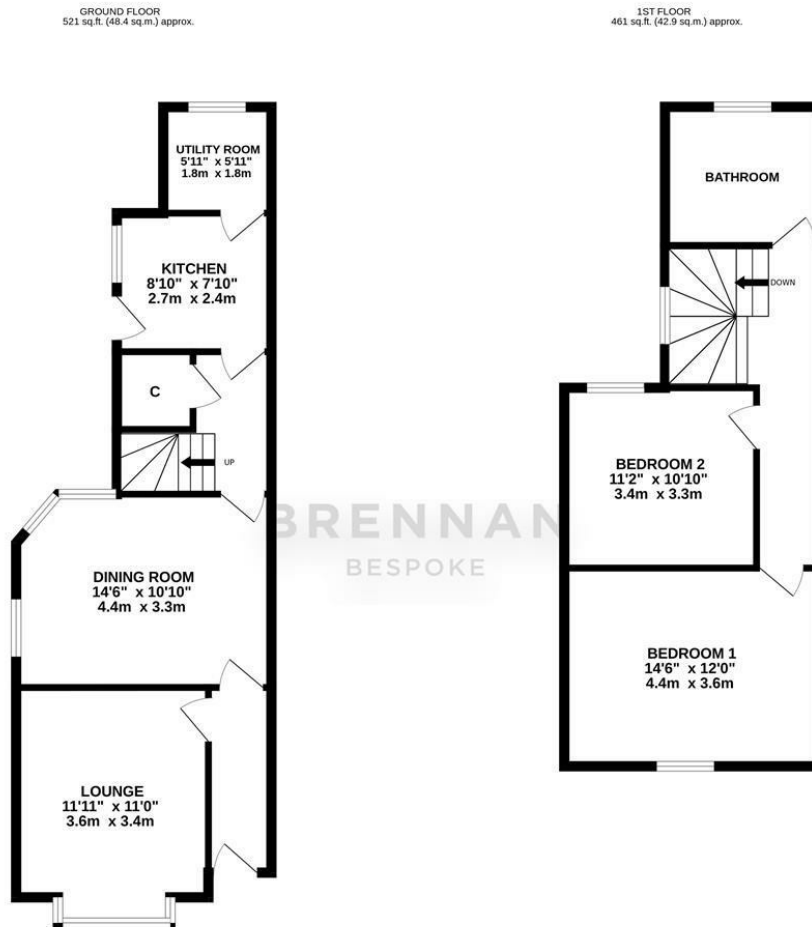
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2







TOTAL FLOOR AREA: 982 sq.ft. (91.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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.
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OFFICE ADDRESS
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OFFICE DETAILS
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LOCAL AUTHORITY
North Northants Council

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements