



SHANNON WAY BURTON LATIMER

£240,000
FREEHOLD

Carter Williams Estate Agents are pleased to present this charming two-bedroom semi-detached family home located at 4 Shannon Way, Burton Latimer. This well-maintained property offers a delightful blend of comfort and practicality, making it an ideal choice for families or first-time buyers.

Upon entering, you will find a welcoming reception room that leads to an extended kitchen, perfect for culinary enthusiasts. The property features two spacious bedrooms, ensuring ample space for relaxation and rest. The convenience of an ensuite w.c adds to the appeal, providing an extra layer of comfort for the occupants.

The home is further enhanced by a well-appointed downstairs bathroom, catering to the needs of family living. The sunroom offers a lovely space to enjoy the garden views, making it an excellent spot for morning coffee or afternoon relaxation.

Outside, the property boasts a driveway that accommodates approximately three vehicles, leading to a single detached garage, providing additional storage or parking options. The enclosed rear garden is a wonderful space for outdoor activities, gardening, or simply unwinding in the fresh air.

Additional benefits include double-glazed windows and a combination of gas and electric heating, ensuring a warm and inviting atmosphere throughout the year.



- Two bedrooms, semi-detached house • En-suite W.C. for convenience • Driveway providing off road parking for Three vehicles

Carter Williams Estate Agents are pleased to present this charming two-bedroom semi-detached family home located at 4 Shannon Way, Burton Latimer. This well-maintained property offers a delightful blend of comfort and practicality, making it an ideal choice for families or first-time buyers.

Upon entering, you will find a welcoming reception room that leads to an extended kitchen, perfect for culinary enthusiasts. The property features two spacious bedrooms, ensuring ample space for relaxation and rest. The convenience of an ensuite w.c adds to the appeal, providing an extra layer of comfort for the occupants.

The home is further enhanced by a well-appointed downstairs bathroom, catering to the needs of family living. The sunroom offers a lovely space to enjoy the garden views, making it an excellent spot for morning coffee or afternoon relaxation.

Outside, the property boasts a driveway that accommodates approximately three vehicles, leading to a single detached garage, providing additional storage or parking options. The enclosed rear garden is a wonderful space for outdoor activities, gardening, or simply unwinding in the fresh air.

Additional benefits include double-glazed windows and a combination of gas and electric heating, ensuring a warm and inviting atmosphere throughout the year.

Viewing this property is essential to fully appreciate its many attributes and the lifestyle it offers. Do not miss the opportunity to make this lovely house your new home.



- Single detached garage • Extended kitchen and sun room • Enclosed rear garden • Double glazed windows • Part gas, part electric heating • Located in Burton Latimer • Viewing is essential





TOTAL FLOOR AREA: 984 sq ft (91.4 sq m) approx.

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 errors, omissions or misstatements. 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 is given as to their operability or efficiency can be given.

Made with Velograph 12/2018



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	

EPC Rating: **Council Tax Band: B**

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

Sales
60 High Street
Burton Latimer
Northamptonshire
NN15 5LB

01536 723561
sales@carter-williams.co.uk

