



6 Severn Court
Burton Latimer, NN15 5SS



Simpson & Partners

Located within easy walking distance of both the town centre and Meadowside Primary School, this beautifully presented extended three bedroom semi-detached home offers the perfect blend of location and comfort. The property benefits from double width off-road parking to the front, along with a low maintenance, landscaped Westerly facing rear garden that's ideal for enjoying the afternoon and evening sun.

Offered for sale with NO ONWARD CHAIN, the accommodation has been thoughtfully arranged to suit modern family life. A welcoming entrance hall leads through to a generous 15' lounge, where a large picture window floods the room with natural light. The heart of the home is undoubtedly the modern refitted kitchen, complete with built-in oven, hob and extractor hood, flowing seamlessly open plan into the dining room. From here, doors open directly onto the landscaped rear garden, making it perfect for entertaining or simply relaxing outdoors.

Upstairs, the first floor comprises three well-proportioned bedrooms, with bedroom one benefiting from built-in wardrobes for excellent storage. Completing the accommodation is a luxury fitted modern shower room, finished to a high standard.

Having been redecorated throughout, this property presents a fantastic opportunity for growing families and represents a genuinely great family home. An internal viewing is highly recommended to fully appreciate everything this property has to offer.

Offers In Excess Of £250,000



3



1

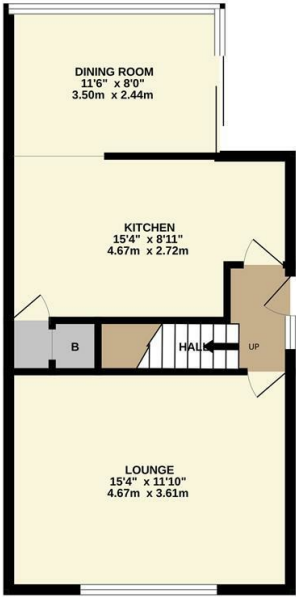


2

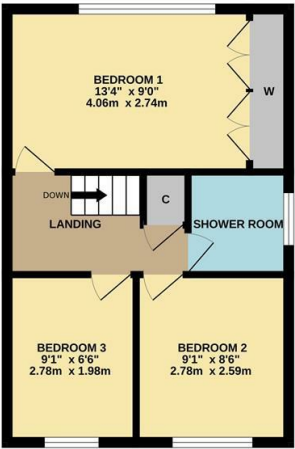


Simpson & Partners

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of areas, 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 purchase. The services, 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) 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	



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

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

1 Silver Street, Kettering, Northants, NN16 0BN