

45 Spencer Street
Burton Latimer
NN15 5SQ

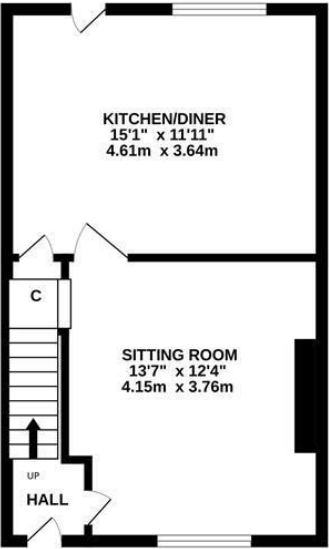
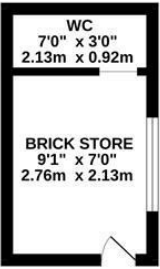
£190,000



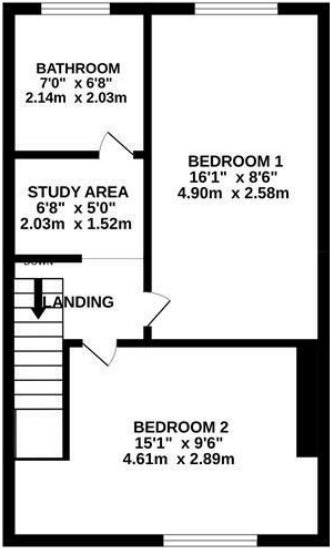
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FLOOR PLANS

GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 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 error, 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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AT A GLANCE...



Cosy sitting room and entrance hall



Spacious kitchen/diner with modern units and space for dining



Two good-sized double bedrooms



Contemporary family bathroom and W/C in outbuilding



Private rear garden with lawn, patio and outbuilding



On street parking



WHAT'S GREAT?

This well-presented two-bedroom terraced home is situated in the popular town of Burton Latimer and offers stylish, modern living throughout. Ideal for first-time buyers or investors alike.

Upon entering the property, you are welcomed into an entrance hall leading through to a cosy and well-proportioned sitting room, perfect for relaxing. To the rear, the property opens into a spacious kitchen/diner, fitted with a range of contemporary units, integrated appliances, and ample space for a dining table perfect for both everyday living and entertaining.

The ground floor also benefits from a useful brick-built store/utility room and separate W/C, providing additional practicality and storage.

Upstairs, the property offers two generous double bedrooms, both well-presented and filled with natural light. A modern family bathroom serves the first floor, alongside a versatile study area - perfect for home working or additional storage.

Externally, the property enjoys a private rear garden, mainly laid to lawn with patio areas and a useful outbuilding, offering great potential for outdoor entertaining and additional storage.

Further benefits include gas central heating and double glazing throughout.

Viewing is highly recommended to fully appreciate the space, condition, and convenient location this home has to offer.

...expect excellence



SELLER'S SECRET



Why we like it....

OSCAR JAMES

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To buy or not to buy....
