



£250,000

23 Cranford Road Burton Latimer NN15 5LZ



Carter Williams
Estate and Letting Agents



Situated in a sought-after residential area of Burton Latimer, this two bedroom semi-detached bungalow occupies a generous plot and presents an exciting opportunity for buyers looking to modernise and add value. Offered to the market with no onward chain, the property requires full refurbishment but boasts excellent potential throughout.

Approaching the home, you are welcomed by a substantial front garden, bordered by a low-level brick wall with a metal gate providing access. A block-paved pathway leads to the side entrance of the property, while the remaining frontage is pebble-dashed and offers the potential to create off-road parking for multiple vehicles (subject to the necessary planning permissions). Entry is via a porch which opens into the main entrance hall. Positioned at the front of the property is the generously sized bay-fronted living room, featuring an electric fireplace as a focal point. The master bedroom is located directly behind the lounge and benefits from sliding glass doors opening onto the rear garden. The second bedroom is also situated at the front of the property, adjacent to the living room, and enjoys views over the front aspect. The bathroom has been modernised and comprises a three-piece suite including a low-level WC, hand wash basin, and a double-sized shower unit, with a window to the side aspect providing natural light and ventilation. To the rear of the property, the hallway leads to a separate dining room which in turn provides access to the kitchen. The kitchen features two windows to enhance natural light, a door leading directly to the rear garden, and access into the conservatory. The conservatory offers additional reception space and benefits from double doors opening out to the garden. Externally, the rear garden is of a generous size and is predominantly enclosed by fencing, offering a blank canvas for landscaping and outdoor entertaining. With its spacious plot, flexible layout and clear scope for improvement, this property represents an excellent opportunity for investors, developers or buyers seeking a project in a desirable part of town.



Contact us now for more information!

Council Tax Band: C
EPC Rating: To Follow





Living Room 3.63m (11' 11") x 3.64m (11' 11")

Dining Room 3.54m (11' 7") x 3.16m (10' 4")

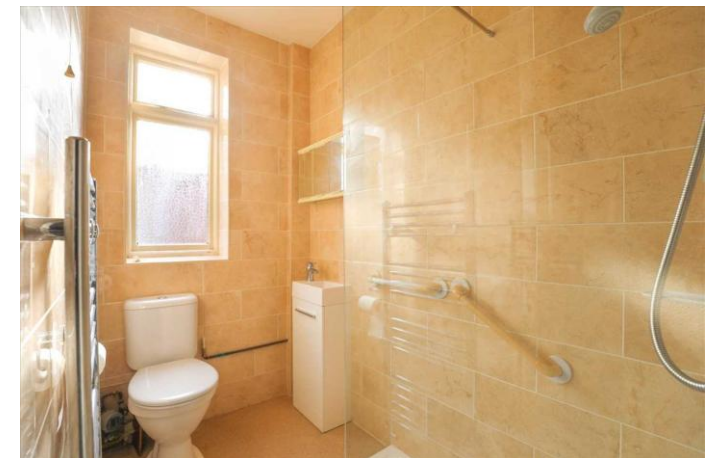
Kitchen 3.38m (11' 1") x 3.03m (9' 11")

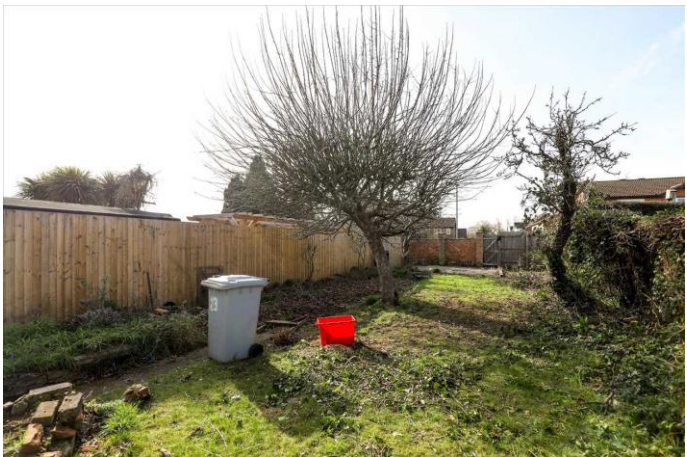
Conservatory 2.99m (9' 10") x 2.29m (7' 6")

Bathroom 2.23m (7' 4") x 1.31m (4' 4")

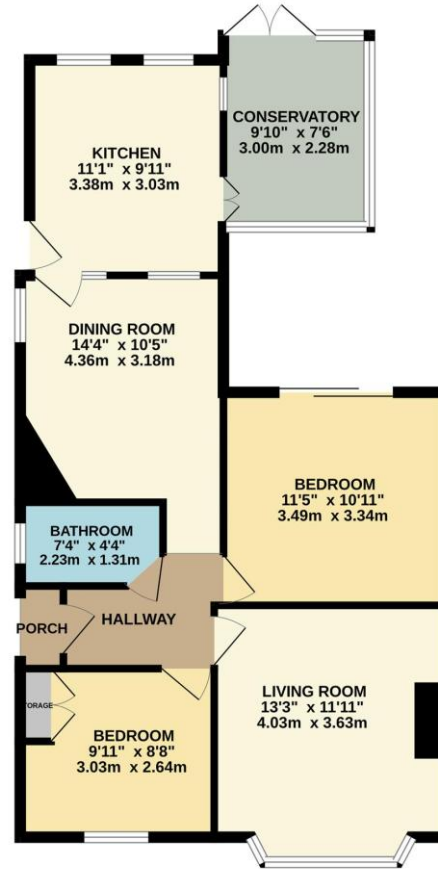
Bedroom 3.49m (11' 5") x 3.34m (10' 11")

Bedroom 3.03m (9' 11") x 3.64m (11' 11")





GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA: 745 sq.ft. (69.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	68
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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