

HENDERSON CONNELLAN

ESTATE AGENTS



Sandpiper Close, Burton Latimer NN15

"Style and Imagination"

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Have combined to create the stunning, extended interior of this fabulous home, situated in this small, select cul de sac. With gas central heating and UPVC double glazing the entrance hall leads to a guest cloakroom, living room with attractive feature fireplace and bow window, the extended kitchen/dining/family room has designer units, select integrated appliances and flows to the dining/family room overlooking the garden. Upstairs the bathroom has a modern white suite and the three bedrooms are all good sizes, two of which are double sized. Outside the foregarden is attractively planted with a private block paved driveway, single garage and a lovely, landscaped garden with natural paved patio. The location is super convenient, with easy reach of rural walks and the heart of Burton Latimer with fantastic restaurants, shops and amenities. A home that has it all!

Living Room - 4.75m x 3.81m (15'7" x 12'6")

Kitchen/Dining Room - 5.82m x 4.83m (19'1" x 15'10")

Guest WC - 1.75m x 0.89m (5'9" x 2'11")

Bedroom One - 3.96m x 2.84m (13'0" x 9'4")

Bedroom Two - 3.73m x 2.84m (12'3" x 9'4")

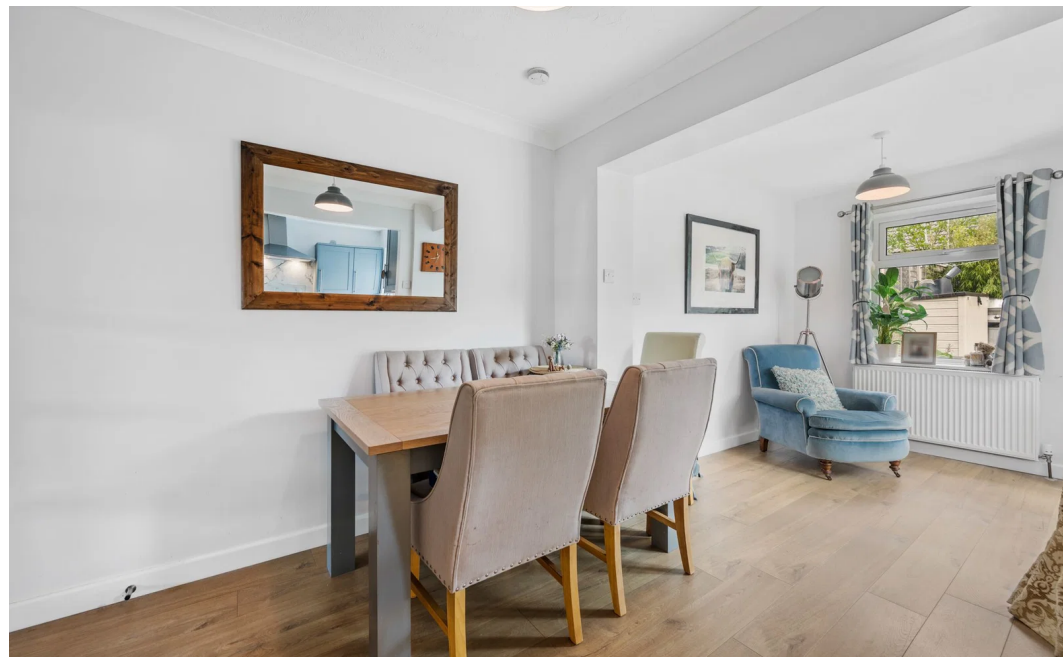
Bedroom Three - 2.95m x 1.91m (9'8" x 6'3")

Bathroom - 1.88m x 1.88m (6'2" x 6'2")

- Gas central heating and UPVC Double glazing
- Living Room with bow window and feature fireplace
- Designer Kitchen/Dining/Family Room with select integrated appliances
- Three Bedrooms, two of which are double sized
- Stylish Bathroom with shower over bath
- EPC RATING: C
- COUNCIL TAX: C

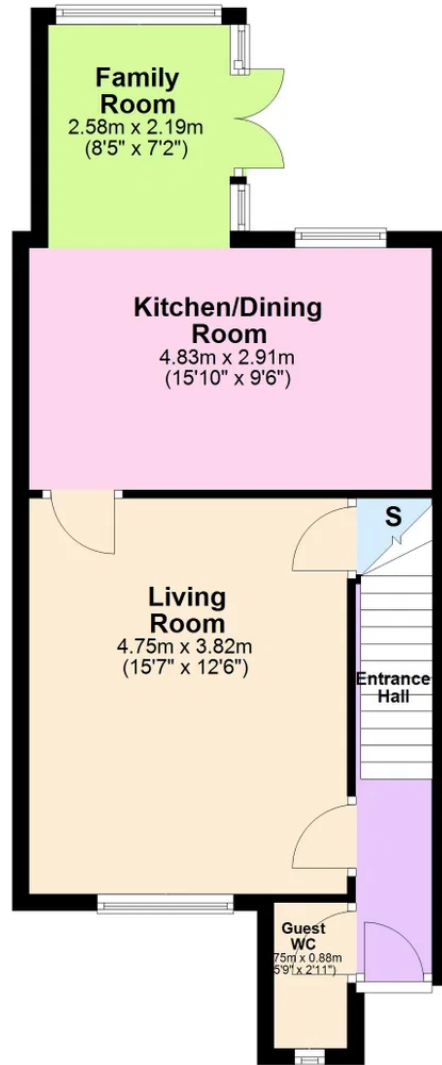
Tenure: Leasehold





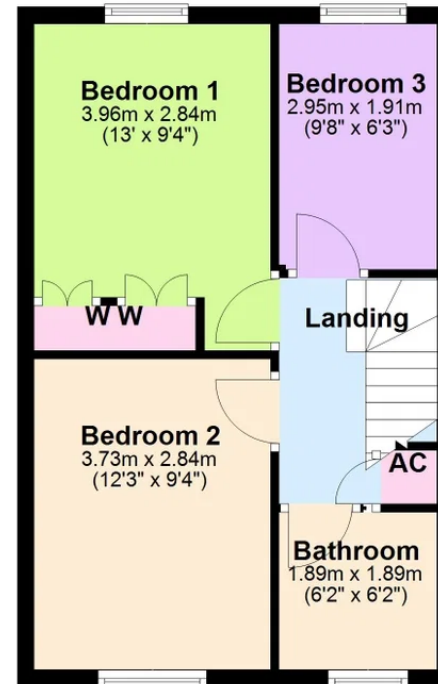
Ground Floor

Approx. 45.8 sq. metres (493.5 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.7 sq. feet)



Total area: approx. 83.4 sq. metres (897.2 sq. feet)



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Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

