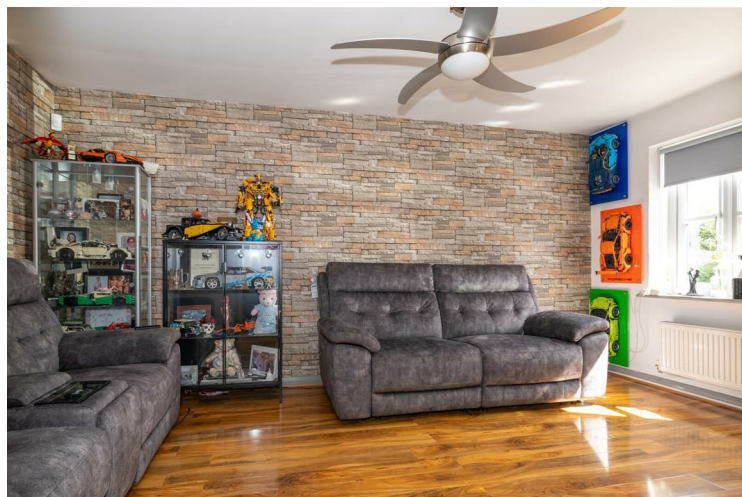




PINTAIL CLOSE BURTON LATIMER

£127,500
LEASEHOLD

Carter Williams is pleased to present this charming three-bedroom family home located on Pintail Close in the desirable area of Burton Latimer, Kettering. This property offers a perfect blend of comfort and practicality, making it an ideal choice for families or first-time buyers. Upon entering, you will find a spacious sitting room that provides a welcoming atmosphere for relaxation and entertaining. The well-appointed kitchen/diner is perfect for family meals and gatherings, while the convenient downstairs W.C adds to the functionality of the home. Upstairs, you will discover three bedrooms, each offering ample space for personalisation and comfort. The property is presented in good decorative order, allowing you to move in with ease and make it your own. Outside, the enclosed rear garden provides a private outdoor space, perfect for children to play or for enjoying summer evenings. Additionally, the property benefits from allocated parking at the front, ensuring convenience for you and your guests. This home is being marketed at a 50% share, with a rent portion currently set at £272.66 per calendar month and a service charge of £49.96 per calendar month. An immediate viewing is highly recommended to fully appreciate the many attributes this property has to offer. Don't miss the opportunity to make this lovely house your new home.



- Three bedrooms, ideal for families
- Spacious sitting room
- Kitchen/diner for family meals
- Downstairs W.C for convenience

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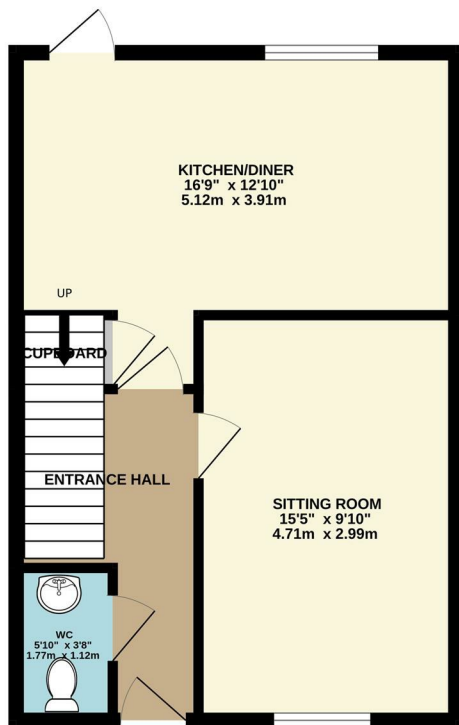
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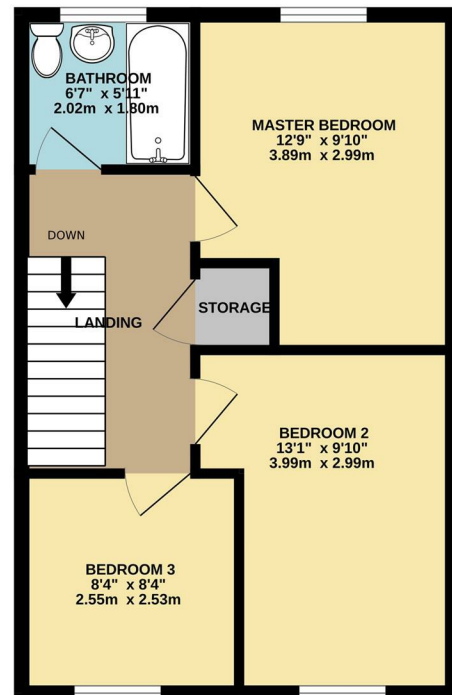
- Allocated parking at front • Enclosed rear garden • Good decorative order • 50% shared ownership • Low rent and service charge • Immediate viewing advised



GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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 plus) A		
(81-91) B		
(69-80) C	79	84
(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: C 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

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