



13 Brooks Close

Burton Latimer, Northamptonshire NN15 5PX



Simpson & Partners

NO CHAIN

Nestled in the charming area of Brooks Close, Burton Latimer, this splendid four-bedroom detached house offers a perfect blend of comfort and modern living. Upon entering, you are greeted by a spacious hallway that leads to two inviting reception rooms, including a delightful lounge and a dining room that features patio doors opening onto the garden, creating a seamless connection between indoor and outdoor spaces.

The well-appointed kitchen/breakfast room is a highlight of the home, equipped with built-in appliances that cater to all your culinary needs. A convenient downstairs WC adds to the practicality of the layout, making it ideal for family living and entertaining guests.

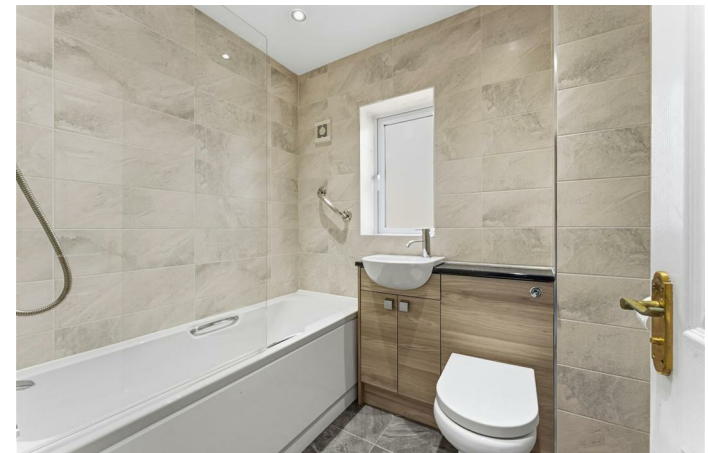
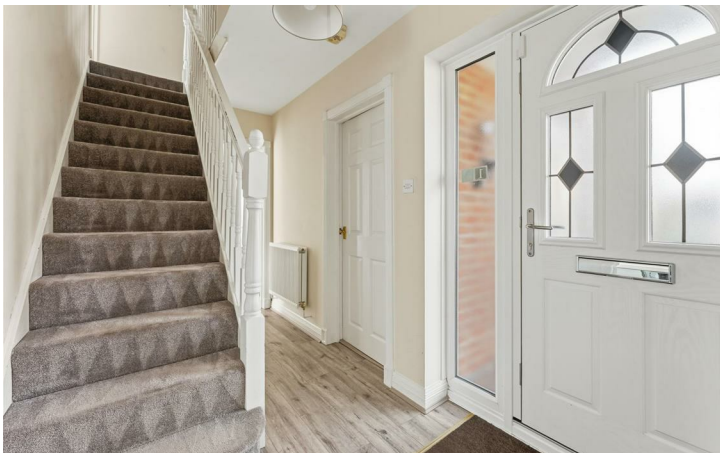
Upstairs, the master bedroom is a true retreat, complete with built-in wardrobes and an en suite, providing a private sanctuary for relaxation. The additional three bedrooms are generously sized, offering ample space for family or guests.

Outside, the property boasts off-road parking, complemented by a double garage, ensuring that parking is never a concern. The conservatory adds an extra touch of charm, perfect for enjoying the garden views throughout the year.

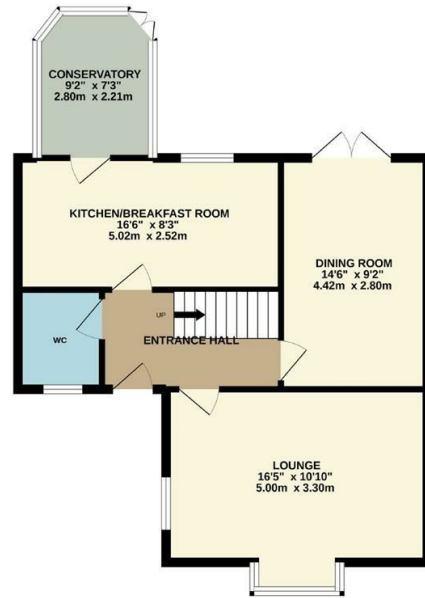
This delightful home in Burton Latimer is not just a property, it is a place where memories can be made. With its spacious layout, modern amenities, and convenient location, it presents an excellent opportunity for those seeking a family home in a friendly community.

£438,000

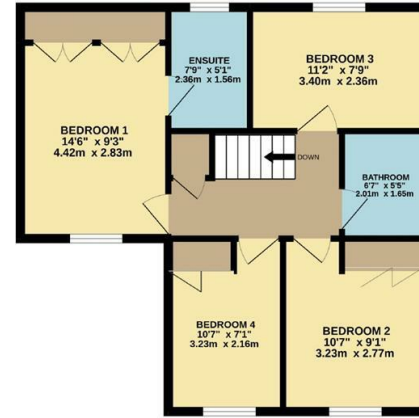
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GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	81
	EU Directive 2002/91/EC	



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