



45 Meeting Lane

Burton Latimer, Northamptonshire NN15 5LS



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Occupying a delightful position within the sought after conservation area of Burton Latimer, this superb red brick cottage presents a rare opportunity to acquire a home of genuine character in one of the town's most attractive settings. Offering two double bedrooms and the welcome practicality of off road parking to the front, the property strikes an appealing balance between period charm and modern day convenience, making it an ideal choice for first time buyers, downsizers, professional couples or those simply seeking a home with individuality and warmth.

The property has been thoughtfully maintained and benefits from UPVC double glazing and gas radiator heating. What sets this cottage apart is the wealth of original features that have been carefully retained and celebrated rather than lost to modernisation. Handsome panelled doors run throughout the accommodation, a traditional picture rail lends elegance and proportion to the lounge, and stripped and stained floorboards in the dining room provide a beautiful natural backdrop that speaks to the age and heritage of the building, there also exposed floor boards in bedroom one. These are the details that give a home its soul, and here they have been preserved with evident care.

Internally, the accommodation flows generously from the entrance hall and provides access to the principal reception rooms. The lounge is a comfortable and inviting space, ideal for relaxing evenings, while the separate dining room offers a distinct setting for family meals and entertaining, its original floorboards making it a particularly characterful room. The kitchen is fitted with built in appliances and provides a practical working space, complemented by a useful utility room with WC.

A genuine highlight of the property is the basement room, a versatile and unexpectedly useful addition that has previously been utilised as a third bedroom and has also been enjoyed as a games room.

£280,000



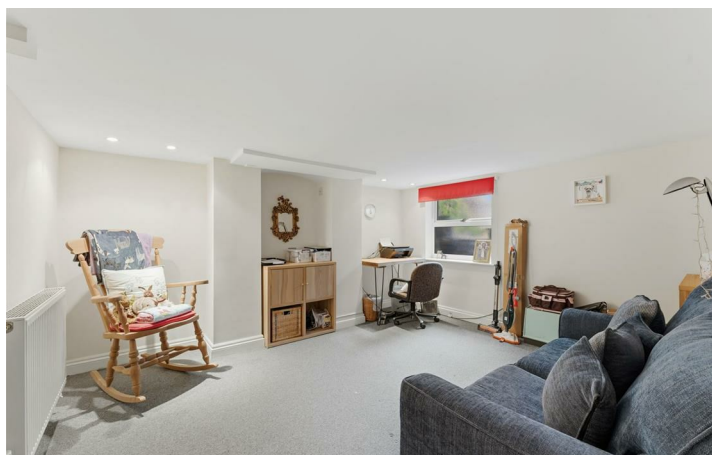
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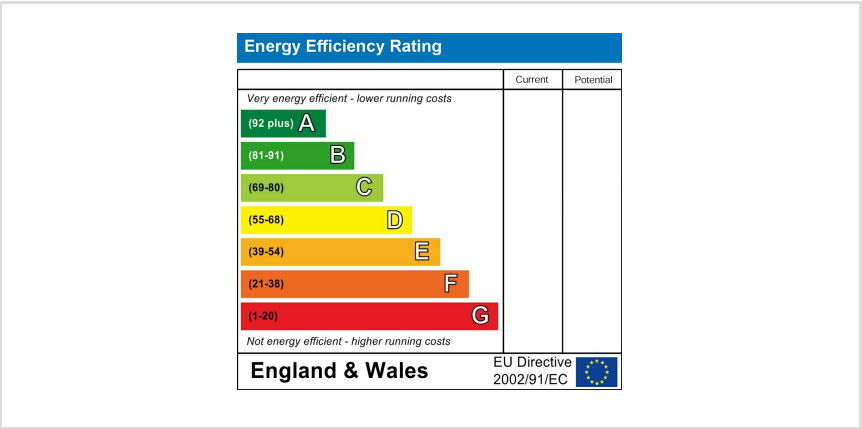
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