



1 Welland Court  
Burton Latimer, NN15 5ST



**Simpson & Partners**

This charming extended three bedroom semi-detached property is perfectly positioned within comfortable walking distance of the town centre, making it ideal for those who value convenience and accessibility. The home occupies an attractive corner plot that provides the luxury of gardens wrapping around the front, side and rear of the property, creating multiple outdoor spaces for relaxation and entertainment.

One of the standout features of this property is the thoughtfully converted garage, which has been transformed into a versatile garden room and office space, complete with power and lighting connections. This additional room offers endless possibilities, whether you need a quiet workspace, creative studio, or simply extra living space.

The property has been well-maintained and modernised, uPVC double glazing throughout and a reliable gas radiator heating. Upon entering through the entrance hall, you'll discover a generously proportioned 15' living room that provides ample space for family gatherings and entertaining guests.

The heart of the home is the impressive 15' kitchen, which comes equipped with built-in appliances and flows seamlessly into the dining room. This layout creates a wonderful social hub for the family, whilst providing direct access to the garden.

Ascending to the first floor, you'll find three bedrooms, including the principal bedroom which spans 13' and features the added convenience of fitted wardrobes for optimal storage solutions. The family bathroom has been updated with a modern three-piece suite, combining style and functionality.

This superb property truly offers the perfect blend of comfort, practicality, and location, making it an exceptional opportunity that requires an internal viewing to fully appreciate all of its wonderful features and potential.

Price £259,500



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1

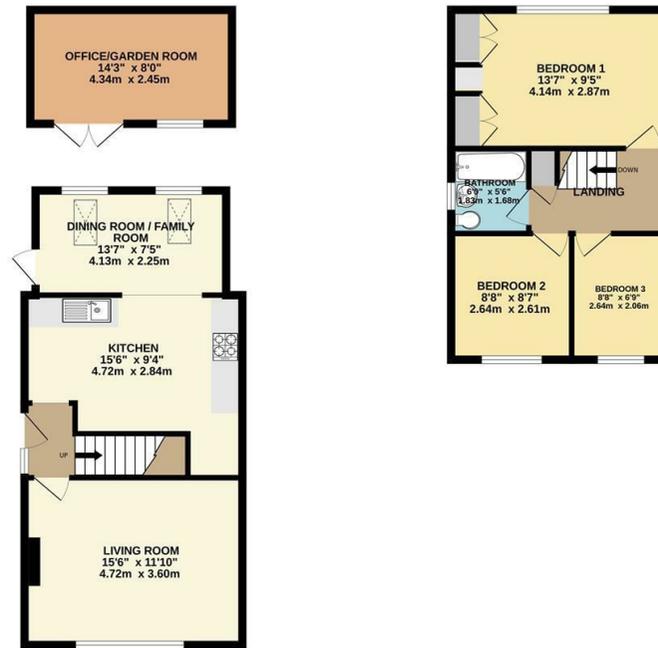


2



GROUND FLOOR

1ST FLOOR



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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01536 518200

[kettering@simpsonandpartners.co.uk](mailto:kettering@simpsonandpartners.co.uk)

<https://www.simpsonandpartners.co.uk/>

1 Silver Street, Kettering, Northants, NN16 0BN