

Carter Williams
Estate and Letting Agents

HAWTHORN CLOSE
KETTERING

£227,500
FREEHOLD

Situated in a cul-de-sac within Burton Latimer, this immaculately presented two-bedroom semi-detached home offers stylish and well-maintained accommodation throughout. Highlights include a spacious lounge with feature fireplace, a stunning sage green shaker-style kitchen/diner, a year-round conservatory, and a useful lean-to utility area with WC and access to both the front and rear of the property. Outside, the beautifully landscaped low-maintenance garden features covered seating areas, a timber workshop with power and lighting, and is perfect for entertaining. Finished with modern décor and plantation shutters throughout, this delightful home is conveniently located close to local amenities and transport links.

With ther proeprty achieving an EPC rating of C, this would suit an investor or first time buyer alike. The owners have indicated that they could put together a furnishing & appliance package if this would help, depending on price achieved.





• Two Bedrooms • Conservatory • Immaculately Presented • Modern Kitchen • Low Maintenance Gardens • Council Tax Band B • No upward Chain • Off road parking for two vehicles

Situated within a cul-de-sac in the sought-after market town of Burton Latimer, this immaculately presented two-bedroom semi-detached home offers stylish accommodation throughout, beautifully maintained gardens, and a wealth of practical living space, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Approaching the property, a pebble-dashed frontage with a dropped kerb provides an attractive first impression. A paved pathway leads to the front entrance, while a second pathway extends along the side of the property and provides access to the useful lean-to/utility area, which in turn offers a further door leading directly into the rear garden.

Stepping inside, the welcoming entrance hall features stairs rising to the first-floor accommodation and provides access to the principal reception room. The front-facing lounge is a bright and inviting space, enhanced by a feature fireplace which creates an attractive focal point, while a window to the front aspect allows natural light to flood the room.

To the rear of the property, the lounge opens into a superb kitchen/dining room spanning the full width of the home. Fitted with an attractive range of sage green shaker-style units, complemented by warm wood-effect work surfaces, the kitchen offers ample storage and preparation space alongside plumbing for white goods. There is also plenty of room for a dining table, creating the perfect setting for both everyday family life and entertaining.

Beyond the kitchen lies the conservatory, a versatile additional reception space benefiting from gas central heating, allowing comfortable year-round use while enjoying views over the beautifully maintained garden. The kitchen also provides access to the lean-to extension, currently utilised as a practical utility and storage area, which benefits from external access to both the front and rear of the property and incorporates a convenient ground-floor WC.

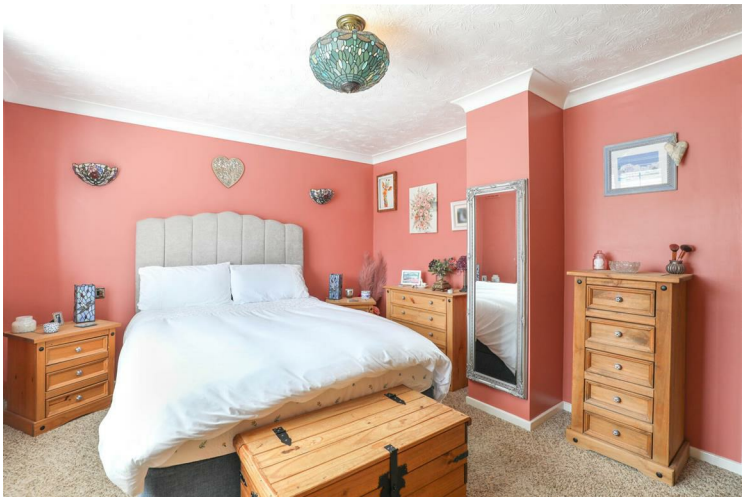
The first floor offers two well-proportioned bedrooms. The generous principal bedroom spans the full width of the property and benefits from a front-facing window along with useful built-in storage over the stairs. The second bedroom is a comfortable double room, ideal as a guest bedroom, nursery or home office. Completing the accommodation is a modern three-piece shower room comprising a WC, wash hand basin and shower cubicle.

Externally, the rear garden is a particular highlight of the property, having been lovingly maintained and thoughtfully designed for ease of upkeep. Immediately outside the conservatory is a covered patio seating area beneath a pergola, providing the perfect space for outdoor dining and entertaining. The remainder of the garden has been landscaped with low-maintenance gravelled areas, colourful planting and fenced boundaries, creating a private and attractive outdoor retreat. To the rear of the garden is a second covered seating area together with a timber workshop benefiting from power and lighting.

Further enhancing this superb home are modern décor throughout, stylish plantation shutters fitted to the windows, gas central heating and a convenient location close to local amenities, schools and transport links.







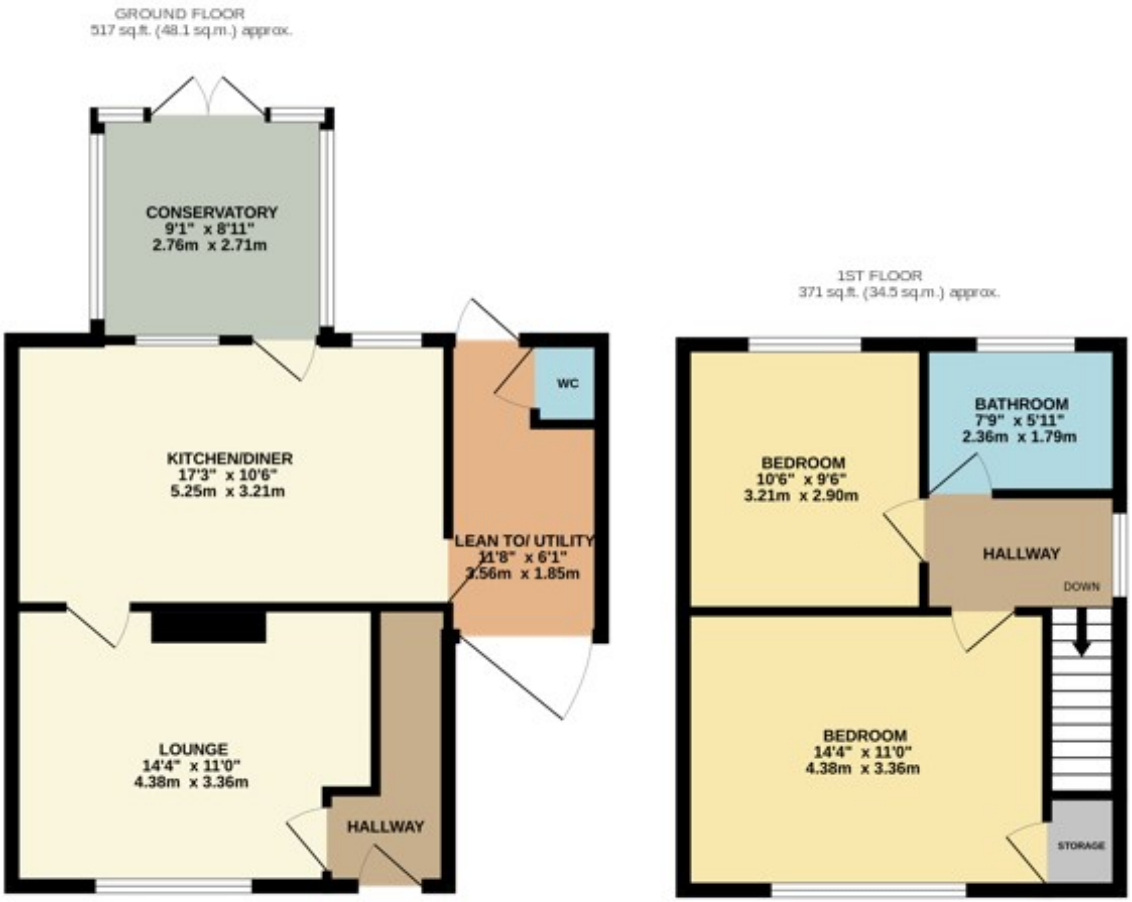




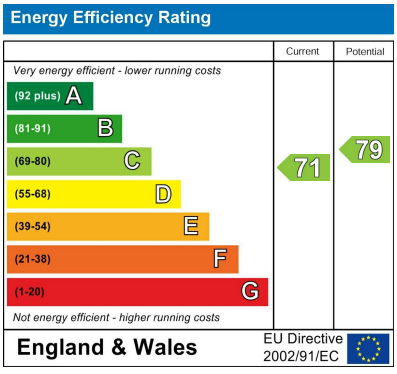












EPC Rating: C Council Tax Band: B

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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