



£160,000

4 Coles Close Burton Latimer NN15 5SN



Carter Williams
Estate and Letting Agents



Situated within a cul-de-sac in the sought-after town of Burton Latimer, this well-presented one-bedroom cluster home offers an excellent opportunity for first-time buyers and investors alike. The property benefits from an allocated parking space and is conveniently located close to a range of local amenities, providing both comfort and practicality in a desirable residential setting.

Internally, the accommodation is thoughtfully arranged. An entrance hallway provides access to the ground floor living space, with a generously sized cloakroom positioned to the left upon entry. The hallway leads through to a bright and welcoming reception area. The lounge features an attractive bay window, allowing for plenty of natural light, and includes stairs rising to the first floor along with useful fitted under stairs storage. From the lounge, the kitchen is easily accessible and offers a modern finish with neutral decor, wall and base units, ample worktop space, and plumbing for white goods. A front-facing window enhances the light and airy feel of the room. To the first floor, the property continues with a generously proportioned double bedroom, complete with built-in storage and a window providing natural light. The accommodation is completed by a contemporary three-piece bathroom suite, featuring a shower over the bath. There is additional fitted storage to the first-floor landing.



Burton Latimer is a popular and well-connected town offering a variety of shops, cafes, and everyday amenities, as well as excellent transport links to nearby towns such as Kettering and Wellingborough. The area also provides access to green spaces and countryside walks, making it an appealing location for those seeking a balance between convenience and lifestyle.

This charming home combines modern living with a convenient location and represents an ideal step onto the property ladder or a smart addition to an investment portfolio. Early viewing is highly recommended to fully appreciate what this property has to offer. Contact us now!

EPC Rating: C
Council Tax Band: C





Reception Room 4.53m (14' 10") Max x
4.67m (15' 4") Max

Kitchen 2.78m (9' 1") x 1.78m (5' 10")

W/C 1.50m (4' 11") x 1.34m (4' 5")

Bedroom 4.69m (15' 5") x 2.48m (8' 2") Max

Bathroom 2.33m (7' 8") x 1.70m (5' 7")

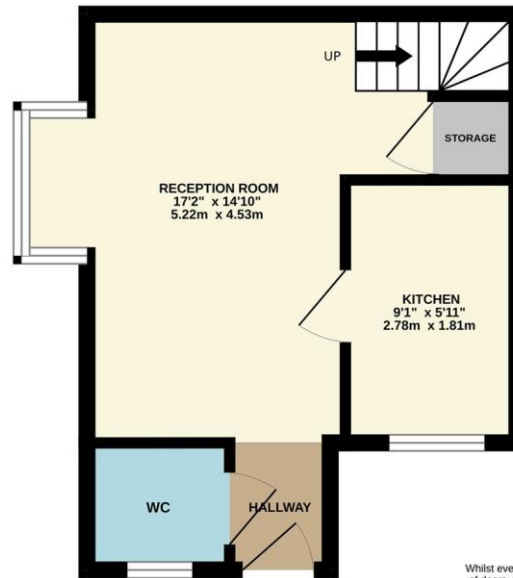
Parking



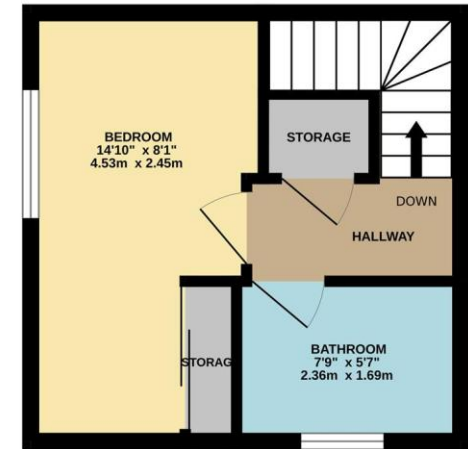


For illustration purposes only

GROUND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



1ST FLOOR
221 sq.ft. (20.5 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 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			
(92-100)	A		92
(81-91)	B		
(69-80)	C	73	
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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