



13 Teal Close

Burton Latimer, Northamptonshire NN15 5TP



Simpson & Partners

No Onward Chain — Located on the outskirts of Burton Latimer, this beautifully presented extended three bedroom detached property enjoys a wonderful position backing onto Burton Latimer's pocket park to the rear.

The property has been finished to an exceptional standard and benefits from UPVC double glazing, gas radiator central heating, a luxury fitted kitchen complete with integrated appliances and granite work surfaces, and a luxury fitted en-suite to the 14' bedroom one. Further enhancing the appeal is a stylish family shower room, a front and Westerly facing low maintenance rear garden, off road parking, and a single integral garage.

The well-appointed accommodation comprises entrance porch leading through to the lounge, which opens beautifully into an extended dining room and kitchen — perfect for modern family living. Rising to the first floor, you will find three bedrooms, an en-suite shower room to bedroom one, and a contemporary family shower room.

An internal viewing is strongly recommended to fully appreciate the quality and presentation this superb family home has to offer. Energy Rating C/69.

Tenure: The property is leasehold, held on a 1,000 year lease that commenced 8th April 1614, with approximately 588 years remaining. There are no service charges or ground rent payable.

Offers In Excess Of £250,000



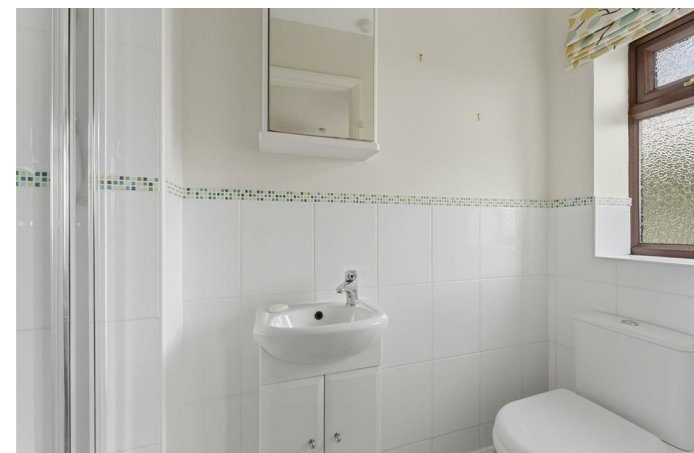
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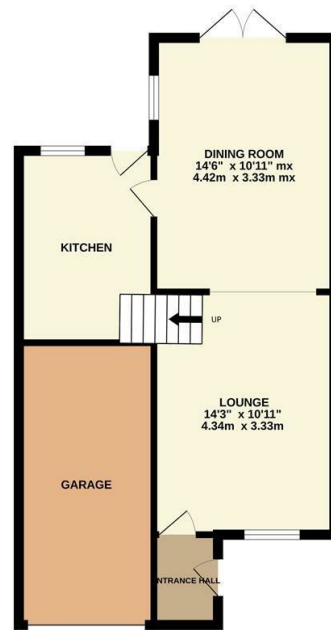
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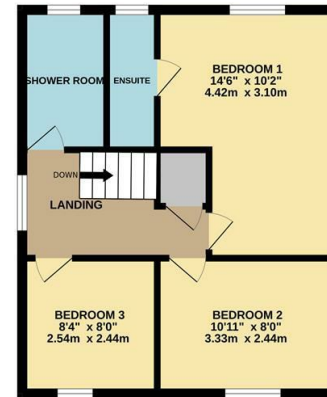
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GROUND FLOOR



1ST FLOOR



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Energy Efficiency Rating

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



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