

Cornfield Way, Burton Latimer **Freehold** £225,000

Pattison Lane

Key Features

3 2 C

- Three Bedroom Detached Home
- En Suite to Master Bedroom
- Driveway
- Downstairs Cloakroom
- Lounge / Dining Room Opening to the Conservatory

Attractively priced to appeal directly to property investors, this versatile three/four-bedroom detached home offers an immediate, turnkey addition to any rental portfolio.

The property is offered exclusively to landlord buyers, benefiting from a reliable, long-standing tenant already in place to ensure instant continuity of rental income.

Situated on a popular residential development in sought-after Burton Latimer, the home occupies a generous plot with substantial frontage and an equally well-proportioned rear garden. The flexible internal layout features a converted garage suitable as an extra bedroom or reception room, a bright conservatory, and an en-suite to the principal bedroom.





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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The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE / DINING ROOM 12'1 narrowing to 9' x 20'5 narrowing to 10'5 (3.68m narrowing to 2.74m x 6.22m narrowing to 3.17m)

CONSERVATORY 10'6 max x 9'7 (3.20m x 2.92m)

RECEPTION ROOM / BEDROOM FOUR 8'1 x 15'6 (2.47m x 4.72m)

KITCHEN 8'1 x 8'8 (2.46m x 2.64m)

FIRST FLOOR LANDING

BEDROOM ONE 12'4 plus recess x 8'11 (3.75m x 2.71m)

EN SUITE

BEDROOM TWO 9'6 x 8'5 (2.89m x 2.56m)

BEDROOM THREE 10'4 max x 6'4 (3.14m x 1.93m)

BATHROOM

OUTSIDE

FRONT GARDEN

REAR GARDEN

AGENTS NOTE:
Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Selling your property?

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