Carter Williams
Estate and Letting Agents



23 CORNFIELD WAY
BURTON LATIMER

£335,000
FREEHOLD

Situated in a sought-after area of Burton Latimer, this beautifully presented three-bedroom detached family home offers spacious and versatile accommodation throughout. Boasting a modern kitchen with separate utility, a bay-fronted living room, en-suite to the principal bedroom, garage, and a beautifully landscaped rear garden, the property also benefits from ample off-road parking and solar panels providing an income. Conveniently located close to local amenities, this is a fantastic opportunity to purchase a wonderful family home.





• Three Bedrooms • Detached • Off Road Parking • Ensuite Bathroom • Modern Kitchen • Garage • Close to Local Amenities

Situated in a sought-after residential location close to local amenities, this beautifully presented three-bedroom detached family home offers spacious accommodation, a thoughtfully maintained rear garden and the added benefit of solar panels providing an income.

Upon entering the property, you are welcomed by an entrance hall with stairs rising to the first floor. To the front of the property is a bright and inviting living room, enhanced by a bay window overlooking the front aspect and a feature fireplace creating an attractive focal point. The living room flows seamlessly into the dining room, providing an excellent space for both everyday family living and entertaining. French doors open directly onto the rear garden, allowing plenty of natural light and creating a wonderful connection between the indoor and outdoor spaces. Accessed from the dining room is the modern fitted kitchen, which offers an excellent range of wall and base units complemented by attractive wooden work surfaces. A charming Belfast sink is perfectly positioned beneath the rear-facing window overlooking the garden, while ample preparation space, plumbing for a dishwasher and additional space for further white goods make this a practical and stylish kitchen. The kitchen leads into a separate utility room, fitted with additional work surface space, a sink and plumbing for a washing machine. From here, there is access to the ground floor cloakroom, fitted with a low-level WC and wash hand basin, as well as an external door leading to the side of the property.

The garage has been thoughtfully adapted, with the rear section converted into a useful utility/storage room offering additional plumbing for white goods. The remaining front section of the garage continues to provide excellent storage and is accessed via traditional wooden double doors from the driveway, while internal access is available from the entrance hall.

The first floor offers three well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes and a contemporary en-suite shower room comprising a shower enclosure, low-level WC and wash hand basin. Bedroom two is another generous double room with fitted storage, while bedroom three includes a useful built-in over-stairs storage cupboard. Completing the accommodation is the modern family bathroom, fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin and low-level WC.

Outside, the rear garden has been lovingly maintained and offers a wonderful space to relax and entertain. A paved patio extends directly from the property, leading onto a neatly lawned garden with attractive raised flower beds and a further decked seating area. The garden is fully enclosed by fencing and benefits from side access, a charming water feature and a timber shed complete with power and lighting.

To the front, the property enjoys a block-paved driveway providing off-road parking for multiple vehicles alongside a low-maintenance front garden.

Further benefits include solar panels which provide an income, gas central heating and double glazing throughout.

Offering spacious and versatile accommodation in a desirable location, this attractive detached home presents an excellent opportunity for families looking to settle in the popular market town of Burton Latimer.





• Spacious Accommodation • Council Tax Band D • Solar Panels





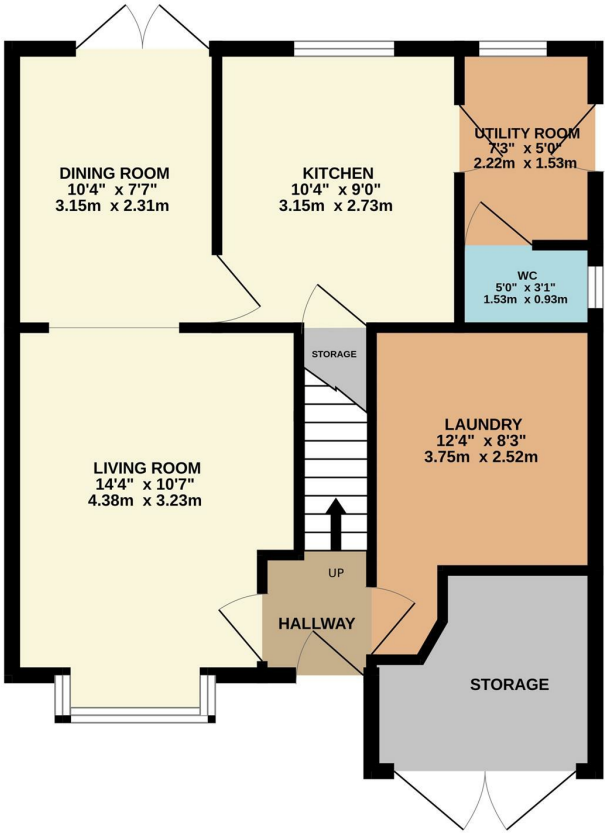




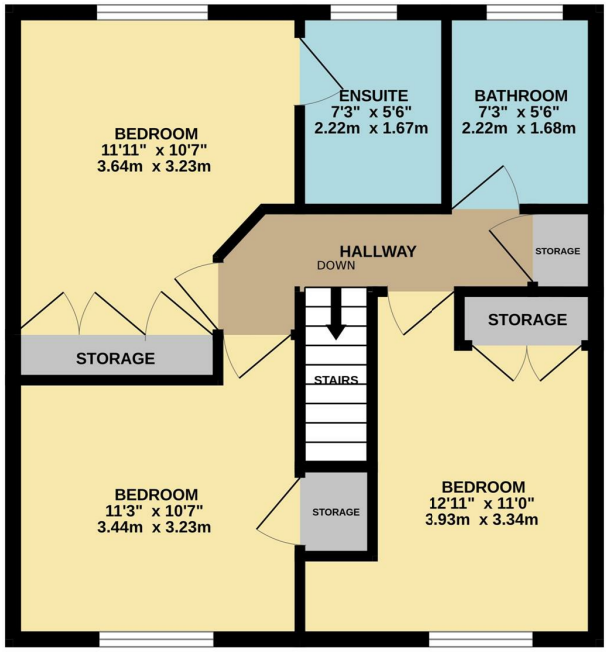




GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



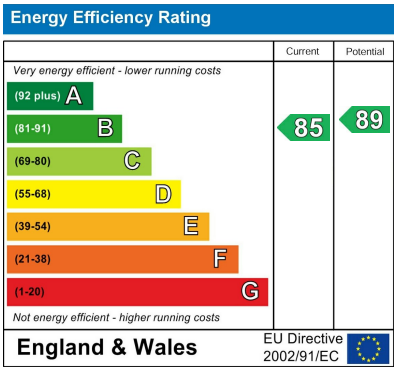
1ST FLOOR
501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1040 sq.ft. (96.6 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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EPC Rating: B Council Tax Band: D

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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