
HENDERSON
CONNELLAN
ESTATE AGENTS
Kingfisher Way, NN15
“A Space To Call Home”

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Situated in the popular town of Burton Latimer, this attractive four-bedroom detached home offers generous living space, an oversized tandem length garage and a convenient position close to a range of local amenities. The property benefits from gas central heating and UPVC double glazing. The entrance hall features oak flooring and leads to a bright and airy living room with an attractive gas fire and sliding doors through to the conservatory, overlooking the rear garden and currently used as a dining area. There is also a guest cloakroom and a kitchen/breakfast room fitted with a range of units, with Range master cooker (available by separate negotiation). To the first floor are four good-sized bedrooms, three of which are doubles, with the main bedroom benefiting from built-in wardrobes and an ensuite shower room. There is also a family bathroom and a useful airing cupboard on the landing. Outside, the front offers off-road parking for up to four cars in front of a tandem-length garage with electric door, power and lighting, while the rear garden features a composite decking seating area, lawn and mature planting. The location is super convenient, with easy reach of rural walks and the heart of Burton Latimer with fantastic restaurants, shops and amenities.

Living Room - 5.71m x 3.73m (18'9" x 12'3")

Kitchen/Dining Room - 6.88m x 3m (22'7" x 9'10")

Conservatory - 3.66m x 3.45m (12'0" x 11'4")

WC - 1.17m x 0.89m (3'10" x 2'11")

Garage - 9.63m x 2.69m (31'7" x 8'10")

Bedroom One - 4.14m x 3.05m (13'7" x 10'0")

Ensuite - 2.08m x 1.52m (6'10" x 5'0")

Bedroom Two - 3.68m x 2.79m (12'1" x 9'2")

Bedroom Three - 3.05m x 2.11m (10'0" x 6'11")

Bedroom Four - 2.97m x 2.03m (9'9" x 6'8")

Bathroom - 3.05m x 1.68m (10'0" x 5'6")

- Four Bedrooms
- Tandem Length Garage
- Conservatory
- Kitchen/Dining Room
- Close to Local Amenities
- EPC RATING: PENDING
- COUNCIL TAX: D
  Tenure: **Leasehold - 587 years unexpired.**






Budweiser

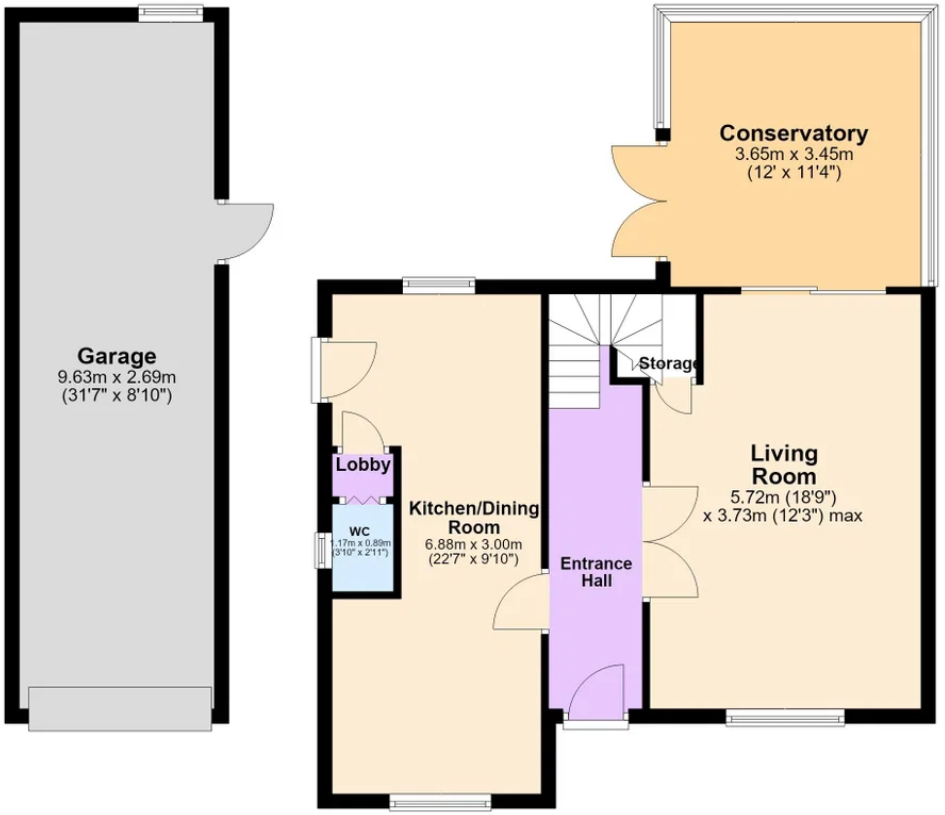






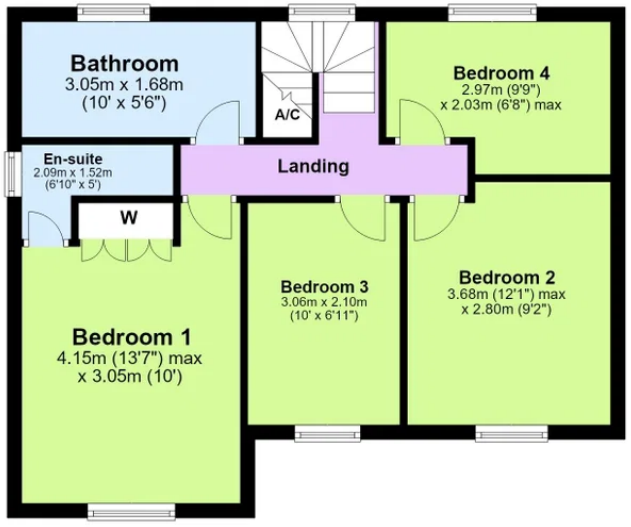
Ground Floor

Approx. 89.7 sq. metres (965.6 sq. feet)



First Floor

Approx. 49.0 sq. metres (527.5 sq. feet)



Total area: approx. 138.7 sq. metres (1493.0 sq. feet)

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The Property Ombudsman

Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.