

# HENDERSON CONNELLAN

ESTATE AGENTS



**Sandpiper Close Burton Latimer NN15**

Kettering

Guide Price

**£285,000**

**Bedrooms: 3 | Bathrooms: 1 | Receptions: 2**

**“Stylish and Spacious”**

This modernised semi-detached family home is the perfect haven which is located in the town of Burton Latimer. The town offers a wealth of amenities to include a variety of quality restaurants, a supermarket, doctors surgery and bus routes, as well as offering easy access to the A14, Kettering and Wellingborough along with their respective mainline railways. The property includes entrance porchway, living room, study/snug/playroom, open plan modernised kitchen/diner and conservatory. Upstairs there are three double bedrooms and a principal bathroom. Outside there is parking for two cars on the block paved driveway and a south facing rear garden which has a great patio space or furniture and a raised artificial lawned area enclosed with a fence and a shed.

**Living Room** - 4.57m x 3.4m (15'0" x 11'2")

**Dining Room** - 3.12m x 2.79m (10'3" x 9'2")

**Kitchen** - 3.02m x 2.08m (9'11" x 6'10")

**Conservatory** - 2.69m x 2.62m (8'10" x 8'7")

**Snug/Study/Playroom** - 5.13m x 2.39m (16'10" x 7'10")

**Bedroom 1** - 3.76m x 3.51m (12'4" x 11'6")

**Bedroom 2** - 3.18m x 3m (10'5" x 9'10")

**Bedroom 3** - 3.45m x 3.05m (11'4" x 10'0")

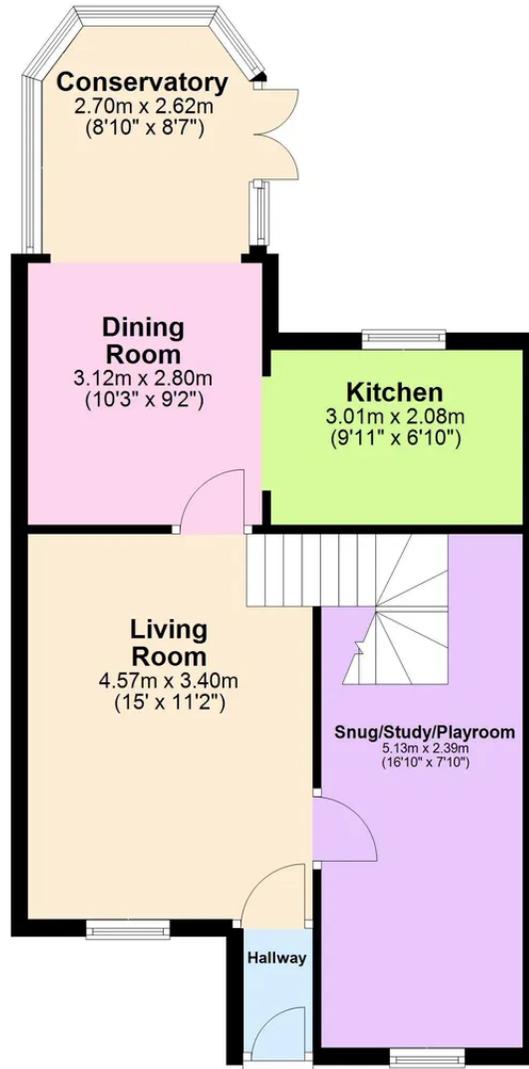
**Bathroom** - 2.11m x 1.93m (6'11" x 6'4")





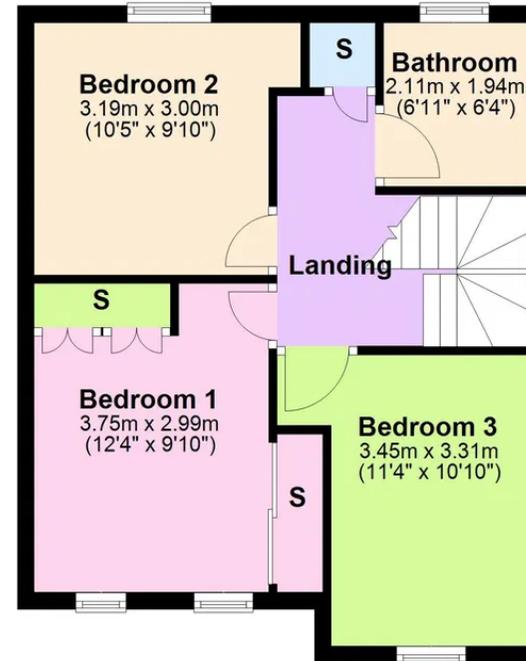
## Ground Floor

Approx. 53.1 sq. metres (571.2 sq. feet)



## First Floor

Approx. 39.5 sq. metres (425.3 sq. feet)



Total area: approx. 92.6 sq. metres (996.5 sq. feet)



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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.

