



£200,000

1 Shannon Way Burton Latimer NN15 5SX



Positioned on a desirable corner plot, this two-bedroom semi-detached property offers generous outdoor space, excellent natural light, and convenient access to local amenities, making it an ideal home for first-time buyers, investors, or those looking to downsize.

Entering via the side of the property, you are welcomed into an entrance hall with stairs rising to the first floor. To the front, a spacious lounge enjoys a large window overlooking the attractive front garden, creating a warm and inviting living area. To the rear, the extended kitchen offers an impressive amount of work surface space, a range of ground-level and wall-mounted storage cupboards, space for essential white goods, and a door leading directly out to the rear garden- perfect for everyday convenience. A modern three-piece family bathroom with shower over bath completes the ground floor accommodation. Upstairs, the property features two generously sized bedrooms, both benefiting from large windows that allow plenty of natural light to flow through. The rear bedroom also enjoys a built-in over-stairs storage cupboard, providing valuable additional space.

Externally, the property impresses. The enclosed rear garden is of a good size, bordered by a combination of brick wall and fencing for privacy. A gate at the foot of the garden provides access to an off-road parking space and a single garage. The generous front garden further enhances the feeling of space around the home.

Situated close to a range of local amenities including shops, reputable schools, and reliable public transport links, this property delivers both convenience and comfort. While already in good condition, it offers an exciting opportunity for buyers to add their own personal upgrades over time.

Council Tax Band: B

EPC Rating: C

2 1 1



Living Room 4.40m (14' 5") x 3.10m (10' 2")

Kitchen 5.67m (18' 7") x 2.55m (8' 4")

Bedroom 4.41m (14' 6") x 3.13m (10' 3")

Bedroom 4.41m (14' 6") x 2.73m (8' 11")

Bathroom 1.70m (5' 7") x 1.64m (5' 5")

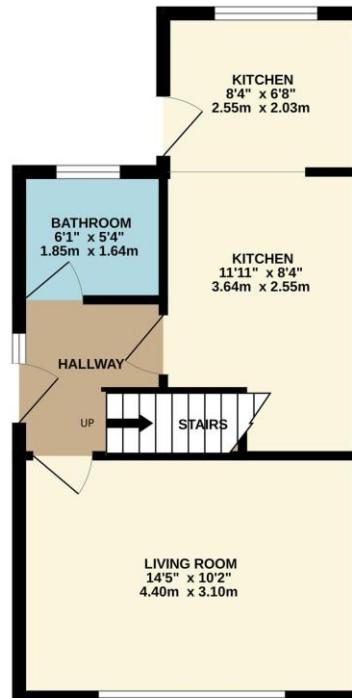
Garden

Garage

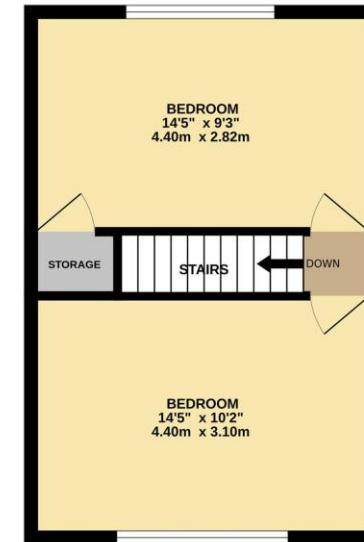




GROUND FLOOR
375 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
319 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 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 guidance only and should not 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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