

£265,000

21 Hillcrest Avenue Burton Latimer NN15 5QD







Carter Williams are delighted to offer to the market this well presented three-bedroomed semi-detached property located in Burton Latimer.

Access to the property can be granted via the front door which welcomes you into the spacious entrance hallway, or to the side of the property, a generously sized lean-to has been thoughtfully added to provide ample storage and side access into the kitchen. The modern kitchen has been tastefully designed to provide an array of base level and wall mounted storage, integrated white goods to include washing machine and dishwasher and a fitted under-stairs storage cupboard is used cleverly as further pantry space for food storage. From the entrance hallway, the living room can be accessed and offers a generous amount of space for family living. Boasting dual aspect views, this spaces also benefits from a working fire place and sliding glass doors to rear garden.

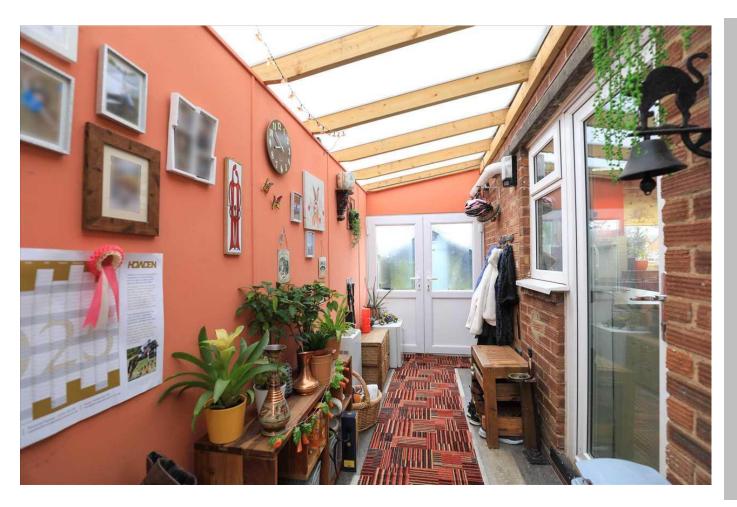
Stairs to first floor elevation provide access to the remaining accommodation. On this level you will find three well-proportioned bedrooms, a modern family bathroom and separate w/c.

Externally the property generously offers a larger than average rear garden which is mostly laid to lawn, with feature pond, decking for dining alfresco and storage shed. The front aspect offers a stone path to front door and also benefits from a low maintenance upkeep.

Viewing is highly advised, contact Carter Williams for more information.

EPC Rating: To Follow Council Tax Band: B





Kitchen/ Diner 4.01m (13' 2") x 4.16m (13' 8") Max

Living Room 5.82m (19' 1") Max x 4.08m (13' 5") Max

Lean-to 6.14m (20' 2") x 1.57m (5' 2")

Entrance Hall 3.01m (9' 11") x 1.51m (4' 11")

Bedroom 4.15m (13' 7") x 3.05m (10' 0")

Bedroom 4.14m (13' 7") Max x 2.63m (8' 8")

Bedroom 3.06m (10' 0") x 2.04m (6' 8")

Bathroom 2.01m (6' 7") x 1.74m (5' 9")

W/C 1.74m (5' 9") x 0.85m (2' 9")









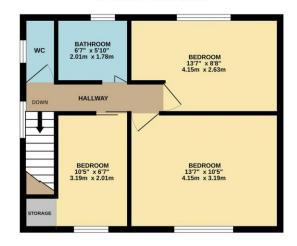




GROUND FLOOR 541 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR 442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorpian 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 and be given.

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