



£265,000

21 Hillcrest Avenue Burton Latimer NN15 5QD



Carter Williams

Estate and Letting Agents



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 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.

Made with Metropix ©2025

Selling your property?

Get in touch to arrange your
FREE market appraisal!

- Honest, friendly advice from a hardworking dedicated team
- Regular market updates
- Professional photography
- Floorplans
- Advertising on major property portals
- Exposure on social media
- Excellent local knowledge
- Mortgage advice
- In-house energy performance assessor
- Fantastic customer service

Find out why so many people trust
Carter Williams with their property needs!



60 High Street
Burton Latimer
NN15 5LB
01536 723561
info@carter-williams.co.uk
www.carter-williams.co.uk

