



£210,000

69 Pioneer Avenue Burton Latimer NN15 5LJ



Carter Williams
Estate and Letting Agents



Welcomed to the market with no onward chain is this spacious extended three-bedroomed property in Burton Latimer.

When you first step through the front door, a porch way provides access into the entrance hallway and ground floor accommodation which briefly comprises; generously sized kitchen/ breakfast room, a spacious family room to rear which has been extended to provide ample space for dining table and a conservatory to rear. To the first floor, there are three well-proportioned bedrooms and three-piece family bathroom with shower over bath. Externally, the property benefits from a low maintenance rear garden with gated sided access to front aspect where off-road parking is provided. Further benefits of this property include fitted under stairs storage in addition to fitted storage in bedrooms one and three, a location close to local amenities and no onward chain!



Contact Carter Williams for more information!

Council Tax Band: A
EPC Rating: D





Kitchen 5.64m (18' 6") x 3.02m (9' 11")

Dining Space 3.34m (10' 11") x 5.00m (16' 5")

Living Space 4.26m (14' 0") x 3.32m (10' 11")

Bedroom 4.48m (14' 8") x 3.33m (10' 11")

Bedroom 3.67m (12' 0") max x 2.71m (8' 11")

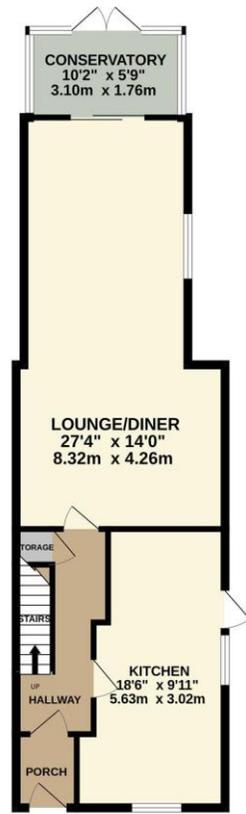
Bedroom 2.76m (9' 1") x 1.93m (6' 4")

Bathroom 3.17m (10' 5") max x 1.65m (5' 5")

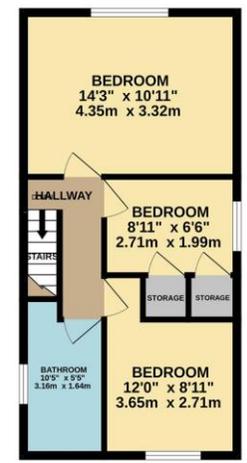




GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



1ST FLOOR
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA - 1068 sq.ft. (99.2 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	82
(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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