



**£335,000**

41 Groome Street Burton Latimer NN15 5ZA



**Carter Williams**  
Estate and Letting Agents



Built by Grace Homes and situated in the popular town of Burton Latimer is this beautifully presented three bedroom detached family home.

The accommodation is spacious throughout, creating the perfect family home, and offers a living room, a kitchen/breakfast room, three well-proportioned bedrooms, one of which benefits from a three-piece en-suite, and a modern family bathroom. The rear south-facing garden is generous in size and is predominately laid to lawn with an additional patio area, which is perfect for dining al fresco. To the side of the property, you will find a driveway for multiple vehicles, an electric car charger and single garage, which benefits from power and light. Externally the property also offers a solar thermal panel.

Entry to the property is gained via the entrance hall, which gives access to all accommodation and the rising staircase to the first floor. The living room boasts a bio-ethanol stove, built in media wall, and access out into the rear garden via french doors. Fitted with eye and base level units, the kitchen offers solid stone worktops, an integrated fridge freezer, oven, dishwasher and washing machine. There is also space for a dining table and chairs or additional living space. A guest WC and storage cupboard conclude the ground floor accommodation. Underfloor heating is offered throughout the ground floor. On the first floor, you will find three bedrooms and the family bathroom. The master bedroom benefits from a built-in wardrobe and an en-suite shower room, which is fitted with a shower enclosure, hand wash basin, and low level WC. The family bathroom comprises a bath with a hose attachment, a low level WC and hand wash basin. To the first floor hallway you will find an airing cupboard with water tank.

Burton Latimer offers an array of local amenities to include independent shops, schooling, restaurants and great local travel links. For more information, contact Carter Williams today!

Council Tax Band: D  
EPC Rating: B





Lounge 5.17m (17' 0") x 3.24m (10' 8")

Kitchen/Diner 4.78m (15' 8") x 2.98m (9' 9")

W/C 1.81m (5' 11") x 0.85m (2' 9")

Bedroom 3.96m (13' 0") max x 3.25m (10' 8")  
max

En-Suite 2.07m (6' 9") max x 1.72m (5' 8")  
max

Bedroom 2.87m (9' 5") x 3.22m (10' 7")

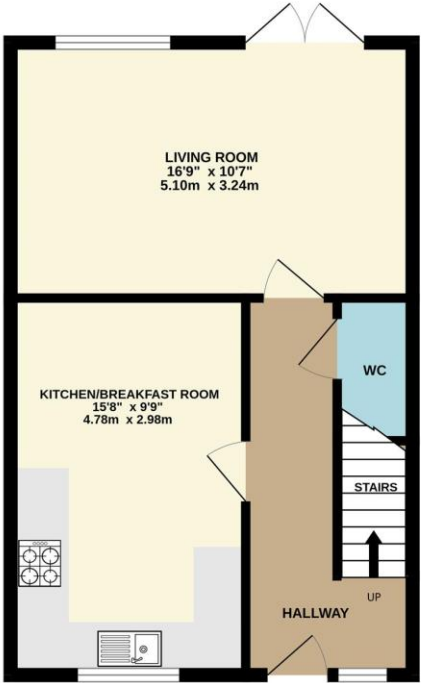
Bedroom 2.30m (7' 7") x 2.12m (6' 11")

Bathroom 2.87m (9' 5") x 1.47m (4' 10")

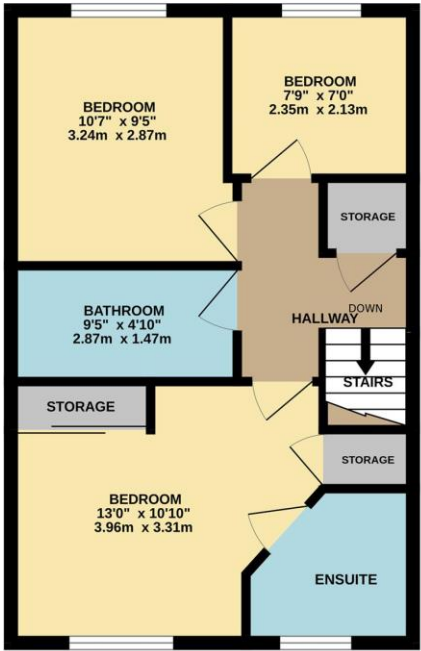




GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



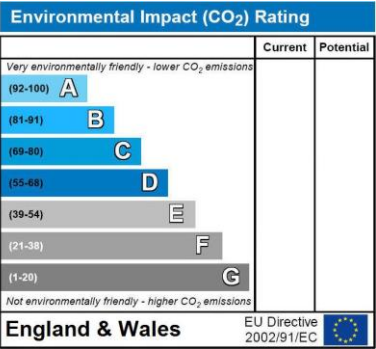
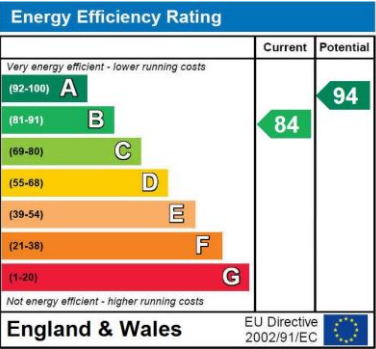
1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 879 sq.ft. (81.7 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](mailto:info@carter-williams.co.uk)  
[www.carter-williams.co.uk](http://www.carter-williams.co.uk)

