



**£240,000**

45B Finedon Street Burton Latimer NN15 5SB



**Carter Williams**  
Estate and Letting Agents





This well-presented three-bedroom end of terrace house is an ideal choice for first-time buyers, investors, or those looking to downsize. Situated in a convenient location close to local amenities, the property offers modern living with excellent space inside and out.

On entering through the side door, you are greeted by a good-sized entrance hall which leads through the home. To the left is a ground floor W/C, fitted with a low-level toilet and hand wash basin. The hallway also provides stairs to the first floor and access to the main living spaces. The modern kitchen is located to the front of the property and benefits from a window overlooking the aspect, with ample space for a dining table. It is fitted with a range of base and wall-mounted storage units and has designated space for white goods. To the rear, the spacious lounge offers a comfortable living area with double doors opening onto the garden, creating a bright and airy feel. Upstairs, there are three well-proportioned bedrooms along with a three-piece family bathroom comprising W/C, hand wash basin, and bath with shower over. A fitted storage cupboard in the bathroom also conveniently houses the boiler.



Externally, the low-maintenance rear garden benefits from gated side access and provides a private outdoor space for relaxing or entertaining. To the rear of the property is a single garage with a front up-and-over door, as well as a side door opening directly into the garden. A private parking space is also included.

This modern home is ready to move into and offers great versatility for a range of buyers. Contact Carter Williams for more information today!

Council Tax Band: B  
EPC Rating: D





Entrance Hall 1.83m (6' 0") x 4.24m (13' 11")

Living Room 4.90m (16' 1") x 3.33m (10' 11")

Kitchen 4.24m (13' 11") x 2.90m (9' 6")

W/C 0.91m (3' 0") x 1.81m (5' 11")

Bedroom 2.89m (9' 6") x 4.11m (13' 6")

Bedroom 3.52m (11' 7") x 2.53m (8' 4")

Bedroom 2.42m (7' 11") x 2.26m (7' 5")

Bathroom 1.91m (6' 3") x 2.51m (8' 3") Max

Garden

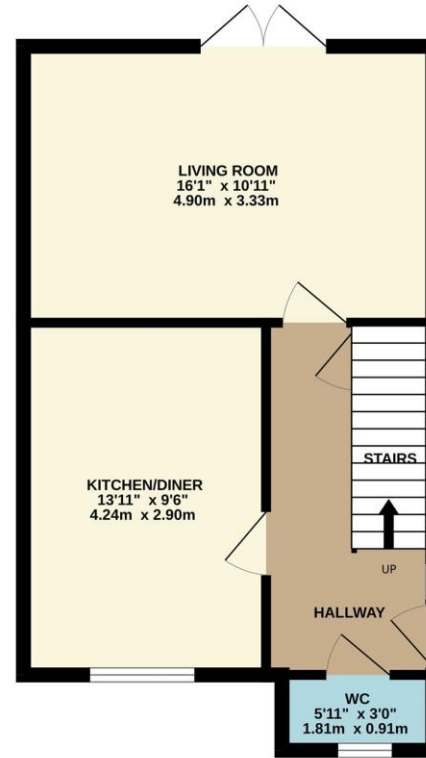
Garage



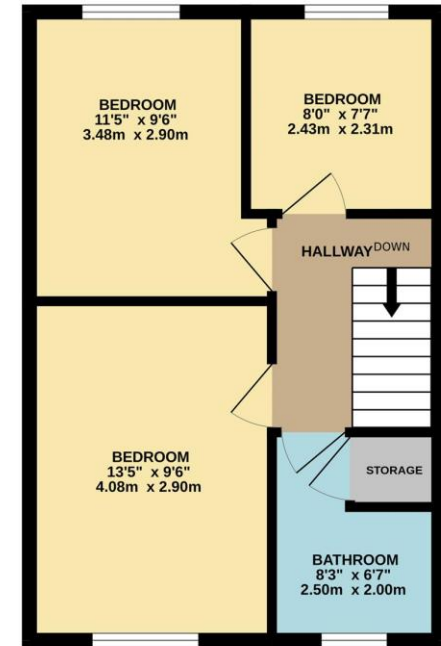




GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.

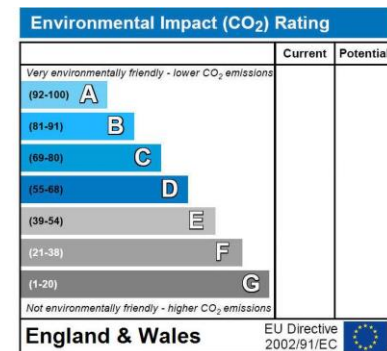
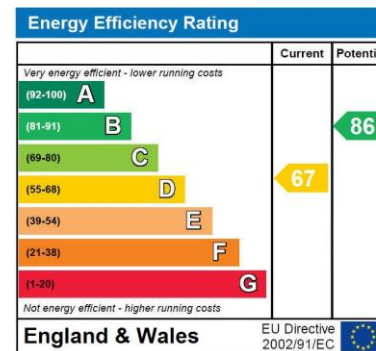


1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 816 sq.ft. (75.8 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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