



**£275,000** (OFFERS OVER)

4 York Close Burton Latimer NN15 5NX



**Carter Williams**  
Estate and Letting Agents



Nestled within a quiet private close of just five properties, this well presented modern three-bedroom semi-detached home offers an ideal blend of space, style, and convenience in the sought-after town of Burton Latimer.

As you approach the property, you are greeted by a driveway providing off-road parking for multiple vehicles, leading to a single garage, alongside a neat front lawn. Stepping inside, the welcoming entrance hall provides access to the ground floor accommodation. To the right, you'll find a useful cloakroom comprising a hand wash basin and low-level WC. To the left, a spacious bay-fronted kitchen/diner enjoys dual-aspect views to the front and side. Well-designed with both base and wall units, the kitchen features an integrated fridge/freezer along with space and plumbing for further appliances, making it a highly functional family hub. At the rear of the property, the lounge spans the full width of the house and offers a fantastic space for relaxation and entertaining. Double doors open directly onto the rear garden, creating a bright and inviting atmosphere. Upstairs, the first-floor landing provides built-in storage. The master bedroom benefits from fitted wardrobes and an en-suite shower room with a three-piece suite. On this level there are also two further well-proportioned bedrooms and the family bathroom, also fitted with a three-piece suite. Externally, the rear garden is designed for easy maintenance, mainly laid to lawn, and backs onto open farmland—an attractive feature rarely found in this area.

Situated close to a wide range of local amenities including shops, schools, public transport, and excellent road and rail links, this property makes a perfect family home.

Council Tax Band: C

EPC Rating: C

\*Please note a restrictive covenant on this close prohibits commercial vehicles.





Lounge 4.64m (15' 3") x 3.55m (11' 8")

Kitchen/ Diner 4.82m (15' 10") x 2.67m (8' 9")

W/C 2.13m (7' 0") x 0.84m (2' 9")

Bedroom 3.04m (10' 0") x 2.98m (9' 9")

Ensuite 1.93m (6' 4") Max x 2.12m (6' 11") Max

Bedroom 3.34m (10' 11") x 2.39m (7' 10")

Bedroom 2.50m (8' 2") x 2.19m (7' 2")

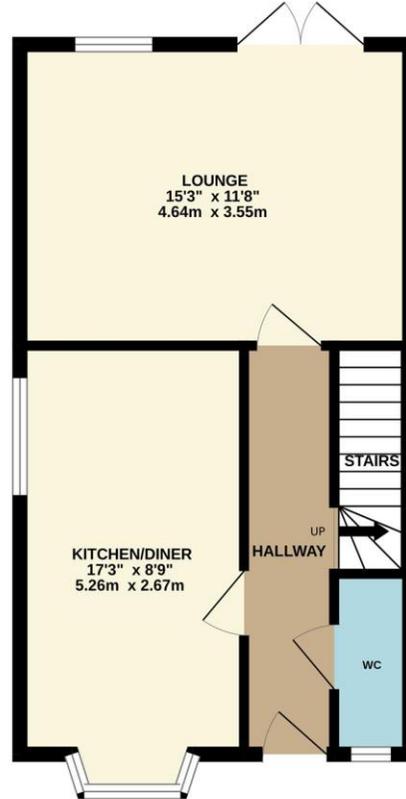
Bathroom 1.92m (6' 4") x 1.74m (5' 9")

Garden

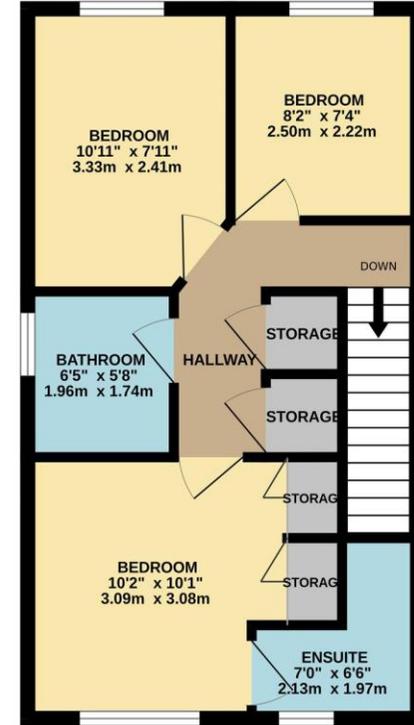




GROUND FLOOR  
424 sq.ft. (39.4 sq.m.) approx.

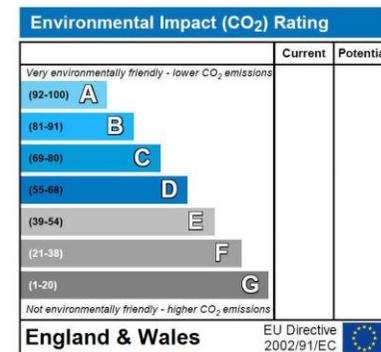
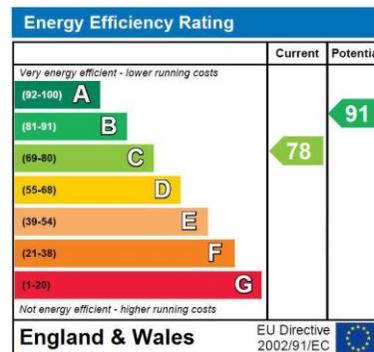


1ST FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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