



£290,000

102 Station Road Burton Latimer NN15 5NU



Carter Williams
Estate and Letting Agents



This spacious three-bedroom semi-detached home occupies a generous corner plot position and offers versatile accommodation throughout, making it an ideal purchase for families, first-time buyers, or those seeking additional living space.

Upon entering the property, you are welcomed into an entrance hallway with stairs rising to the first-floor landing. A door leads into the comfortable lounge, which provides an excellent space for relaxation and family living. The lounge flows through to the kitchen, located at the rear of the property. The kitchen is fitted with a range of wall and base units, offers plumbing for white goods, and benefits from a window overlooking the rear garden. A door provides direct access to the outside, creating a practical connection between the home and garden. From the kitchen, access is provided to the ground floor bathroom and the separate dining room. The ground floor bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, wash hand basin, and low-level WC. The dining room leads through to the impressive conservatory, a generous additional reception space that is currently utilised as the main living area. Benefiting from views over both the front and rear aspects, the conservatory offers an abundance of natural light and provides a versatile space suitable for entertaining, family gatherings, or everyday living. To the first floor, the landing provides access to three bedrooms, including two well-proportioned double bedrooms and a comfortable single bedroom. Completing the accommodation is the first-floor bathroom, fitted with a modern three-piece suite comprising a walk-in shower, wash hand basin, and low-level WC.



Externally, the property boasts an attractive pebble-dashed frontage, while to the rear sits a substantial garden occupying a generous corner plot position. A patio area extends from both the kitchen and conservatory, providing an ideal space for outdoor dining and entertaining. The garden further benefits from gated vehicular access leading into the garden itself, where there is off-road parking for multiple vehicles. The remainder of the garden is predominantly laid to lawn and enclosed by timber fencing, creating a secure and private outdoor environment.

Viewing is highly advised, contact Carter Williams now!

Council Tax Band: B
EPC Rating: To Follow





Lounge 4.65m (15' 3") x 3.37m (11' 1")

Dining Room 3.60m (11' 10") x 3.03m (9' 11")

Conservatory 5.04m (16' 6") x 3.99m (13' 1")

Kitchen 5.08m (16' 8") x 2.42m (7' 11")

Bathroom 2.26m (7' 5") x 1.38m (4' 6")

Bedroom 4.88m (16' 0") x 3.37m (11' 1")

Bedroom 4.07m (13' 4") x 3.10m (10' 2")

Bedroom 3.36m (11' 0") x 2.20m (7' 3")

Bathroom 3.06m (10' 0") x 1.77m (5' 10")

Garden

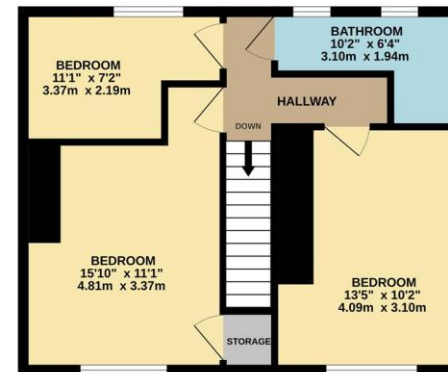




GROUND FLOOR
672 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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