



12 PIONEER AVENUE BURTON LATIMER

£200,000
FREEHOLD

This charming Victorian mid-terrace home is offered for sale with no onward chain and is conveniently located close to local amenities. The property features a spacious open-plan living/dining room, a well-equipped kitchen with access to the rear garden, and a downstairs WC. Upstairs offers three bedrooms, including a generous principal room spanning the width of the house, along with a three-piece family bathroom. Retaining character features such as high ceilings and feature fireplaces, the home also benefits from a low-maintenance rear garden with gated side access and offers excellent potential for further improvement.



- Three Bedrooms • No Onward Chain • Ground Floor W/C • Close To Local Amenities • Enclosed Rear Garden • Council Tax Band A

This charming Victorian mid-terrace home offers a wonderful opportunity for buyers seeking character, space and potential, all with the added benefit of no onward chain.

Approached via a low-level metal gate, the property enjoys a quaint courtyard frontage leading to a sheltered porch and front entrance. Stepping inside, you are welcomed by an entrance hall with stairs rising directly ahead, setting the tone for the generous accommodation beyond.

The ground floor boasts a spacious open-plan living and dining room, ideal for both relaxing and entertaining. The room offers excellent natural light and flows seamlessly from the living area through to the dining space. To the rear, the kitchen is positioned at the foot of the house and features a range of low-level and wall-mounted units, ample work surface space, and a window for natural light. A rear door provides direct access outside. Conveniently tucked beneath the stairs and accessed via the kitchen is a downstairs cloakroom, fitted with a low-level W/C and hand basin.

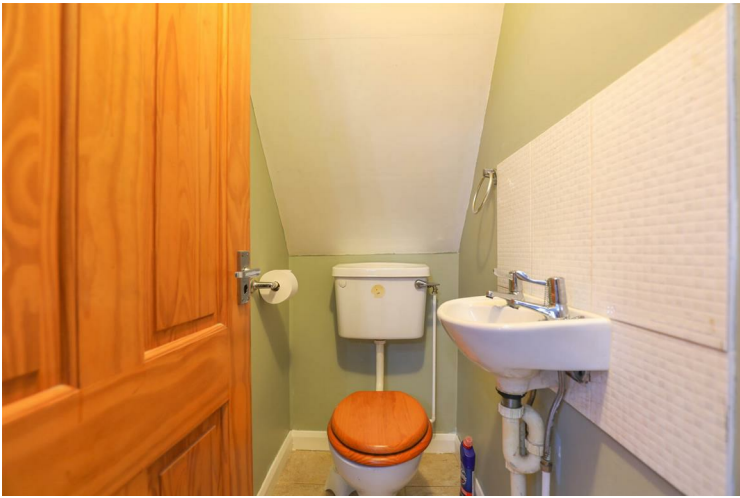
Upstairs, the property continues to impress. The principal bedroom spans the full width of the house and is a particularly generous double room. The second bedroom benefits from fitted storage and pleasant rear-facing views. Both the first and second bedrooms retain attractive period features, including high ceilings and feature fireplaces, enhancing the home's Victorian charm. To the rear of the first floor, you will find a three-piece family bathroom along with a third bedroom, offering flexible space for a child's room, home office or guest accommodation.

Externally, the rear garden is low maintenance and fully enclosed by fencing, providing an enclosed and private outdoor space. It is predominantly laid to lawn and also benefits from gated side access to the front. The property is ideally situated close to local amenities and offers excellent potential for further improvement, allowing new owners to add their own stamp over time. Equally, it is perfectly comfortable to move straight into and enjoy from day one.

Early viewing is highly recommended to appreciate the space, character and opportunity on offer. Contact Carter Williams today!

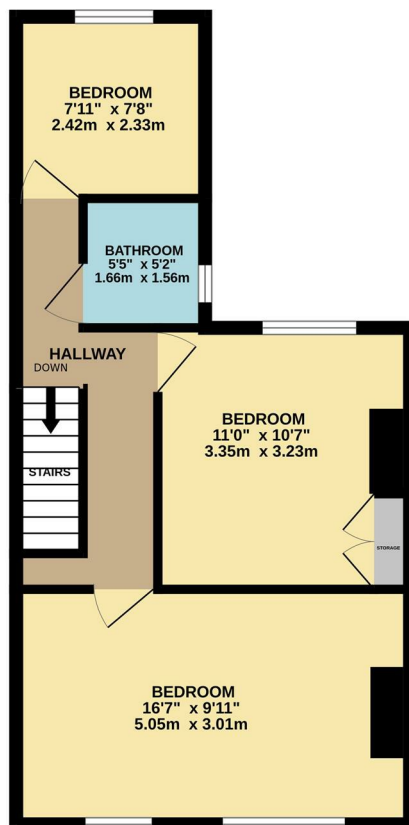
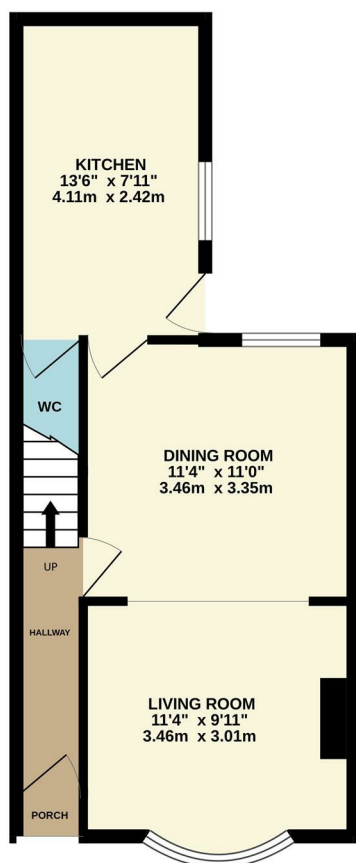
EPC Rating: To Follow
Council Tax Band: A





GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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