



5 HERON CLOSE BURTON LATIMER

£190,000
LEASEHOLD

A charming end-terrace house located in the desirable Kingfisher Estate of Burton Latimer. This delightful property boasts two well-proportioned bedrooms, making it an ideal choice for first time buyers or investors alike.

Offered with no onward chain, this home presents a fantastic opportunity for those looking to make a swift move. The Kingfisher Estate is known for its friendly community atmosphere and proximity to local amenities, making it a sought-after location for many.



- No onward chain • Off road parking • Two Bedrooms • Cul-De-Sac Location • Sought-after Kingfisher Estate • End terrace with garden • Close to local amenities • Ideal for first-time buyers

Offered to the market with no onward chain, this well-presented two-bedroom end-terrace home is located on the Kingfisher Estate in Burton Latimer. The property is ideally positioned within close proximity to a range of local amenities, reputable schools, and convenient transport links, making it an excellent choice for first-time buyers, down-sizers or investors alike.

Upon entering the property, you are welcomed by an inviting entrance hallway which provides access to the main living areas. The kitchen is situated to the front of the property and offers a practical and functional space.

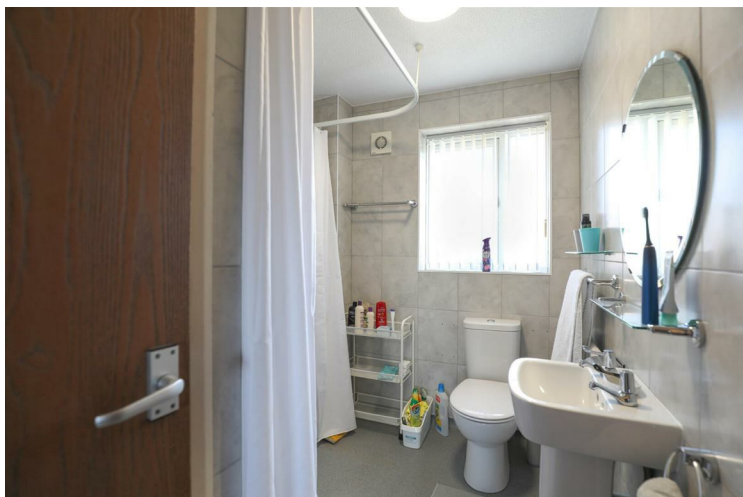
To the rear of the property is a spacious living/ dining room. This room benefits from French doors which open directly onto the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. The rear garden is predominantly laid to lawn, offering a pleasant outdoor space with a low maintenance upkeep.

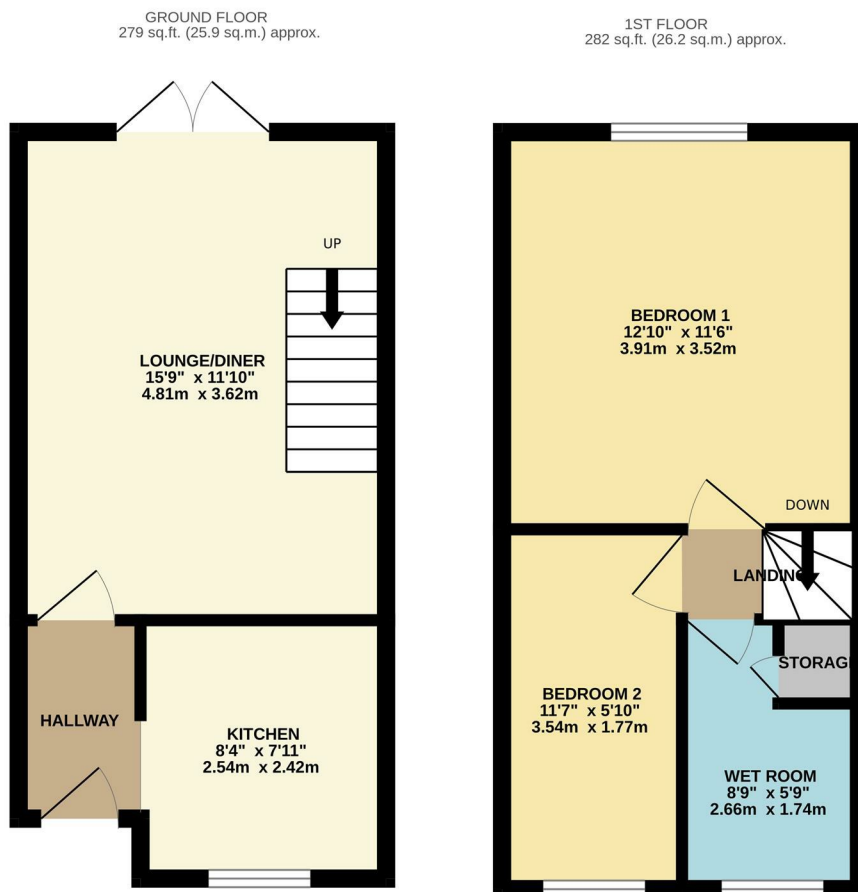
The first floor comprises two well-proportioned bedrooms, the master being double in size with the second being a comfortable single bedroom. Completing the first floor is a wet room fitted with a low-level WC, designed with practicality and accessibility in mind.

Externally, the property further benefits from a generous block-paved driveway to the front, providing off-road parking for multiple vehicles.

This home presents an excellent opportunity for buyers seeking a property with no onward chain in a popular residential location. Early viewing is highly recommended to fully appreciate what is on offer.







TOTAL FLOOR AREA : 561 sq.ft. (52.1 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: B**

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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