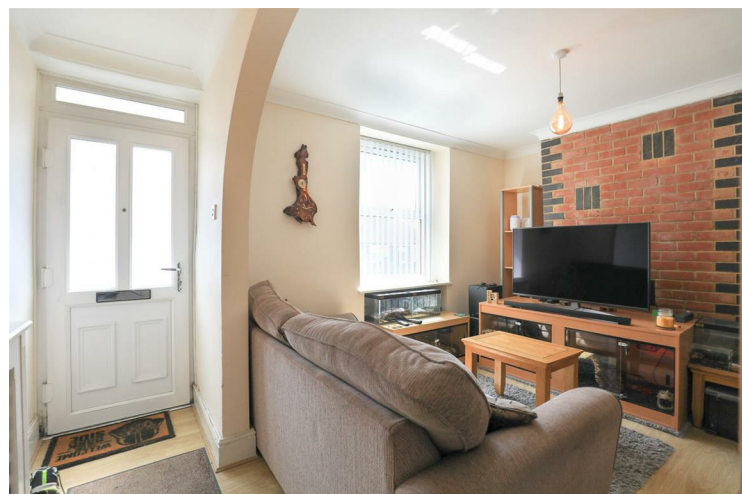
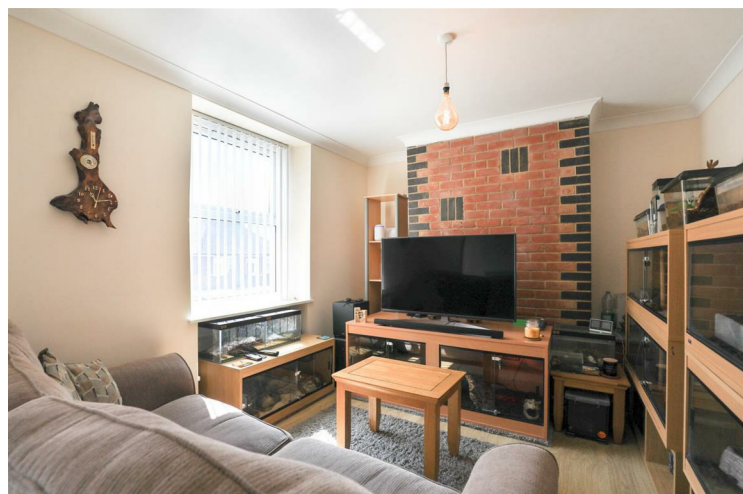




**16 FINEDON ROAD
BURTON LATIMER**

**£195,000
FREEHOLD**

Presented in good order throughout is this two-bedroomed cottage in the popular town of Burton Latimer. Located close to local amenities, this property presents a great opportunity for first-time buyers, investors or those looking to downsize. Contact Carter Williams for more information today!



- Two Bedrooms • Stone Built Cottage • Close to Local Amenities • Enclosed Rear Garden • Four Piece Family Bathroom • EPC Rating C

Carter Williams are delighted to offer to the market this charming two bedroomed cottage in the heart of Burton Latimer.

Upon entering the property an open plan living/ entrance way greet you into the home. This cosy reception space offers ample room for sitting furniture and is the perfect space to relax. To the rear of the property, a spacious kitchen/ dining room is offered. This space provides a range of base level and wall-mounted storage units as well as space and plumbing for white goods. In addition to this, ample room for a dining table is offered and fitted under stairs storage is boasted. Stairs to the first-floor elevation provide access to the two well-proportioned bedrooms and four piece family bathroom located on this level. Externally, a generously sized, low maintenance garden is enclosed with fencing and offers a great deal of privacy.

Further benefits include gas central radiator heating, double glazing, newly insulated loft and a location close to local amenities.

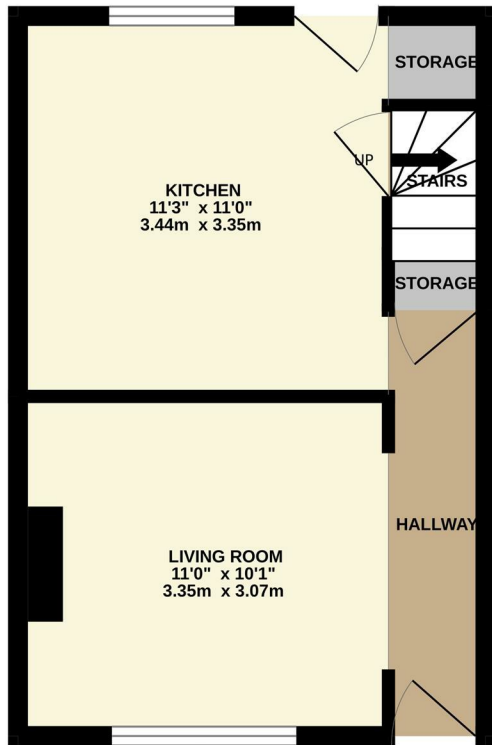
Viewing is highly recommended. Contact Carter Williams today for more information!

Council Tax Band: A
EPC Rating: C

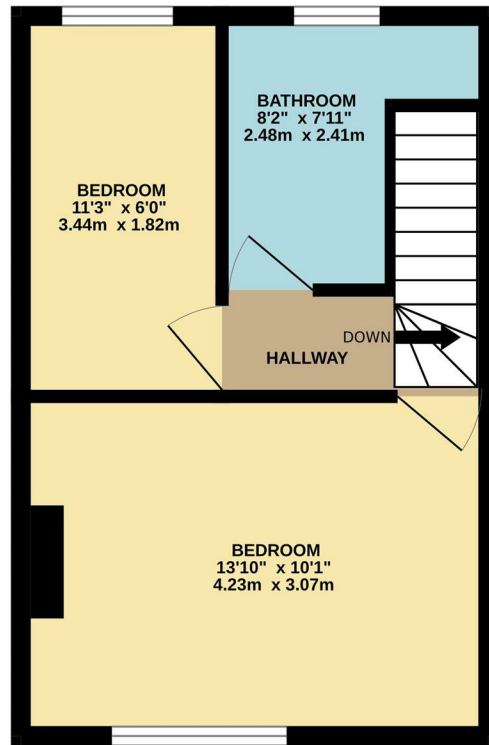




GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 586 sq.ft. (54.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(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: C 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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