



6 ENSLEIGH CLOSE BURTON LATIMER

£325,000
FREEHOLD

A spacious dormer-style detached home situated in a quiet cul-de-sac in Burton Latimer, offering versatile accommodation and excellent potential for modernisation. The property features an L-shaped lounge/diner, a well-equipped kitchen with utility room, a bright conservatory, and a ground floor bedroom with en-suite, alongside three further bedrooms upstairs. Externally, the home benefits from off-road parking for multiple vehicles and a beautifully established, wrap-around garden with mature planting, a water feature, and a stream at the rear. A fantastic opportunity to create a wonderful family home in a sought-after location with good local amenities and transport links.



- Four Bedrooms • Flexible Accommodation • Ground Floor Bedroom W/ Ensuite • Conservatory • Off Road Parking

A spacious and versatile dormer-style detached home, tucked away in a quiet cul-de-sac on Ensleigh Close, Burton Latimer, offering generous accommodation, a beautifully established garden, and excellent potential for modernisation.

Constructed by local builders to the current occupiers' specifications, this attractive home sits behind a low-level wooden fence with gated access opening onto a paved driveway, providing off-road parking for multiple vehicles. A small lawned frontage adds to the welcoming approach, leading to an entrance porch with access into the main living space. The ground floor accommodation is centred around a generous L-shaped lounge/diner, offering a flexible and sociable layout. The lounge area enjoys a pleasant front aspect via a large window and features a fireplace as a focal point. To the rear, the dining area benefits from a side window and sliding doors opening into the conservatory, allowing for an abundance of natural light. The kitchen is accessed from the dining space and is well-equipped with a range of wall and base units, ample worktop space, and a useful breakfast bar. Beyond the kitchen, a practical utility room provides space for white goods and leads through to the conservatory. The conservatory itself is a standout feature of excellent size with glazing to all aspects, creating a bright and relaxing space with views over the garden. It also provides access to a convenient ground floor WC. Additionally, the ground floor benefits from a versatile bedroom (converted from the former garage), complete with a front-facing window and a wet room en-suite, making it ideal for guests, multi-generational living, or home office use. Stairs rise from the lounge to the first floor, where a spacious landing leads to three well-proportioned bedrooms. The upper level is served by a shower room with built-in storage, alongside a separate WC for added practicality.

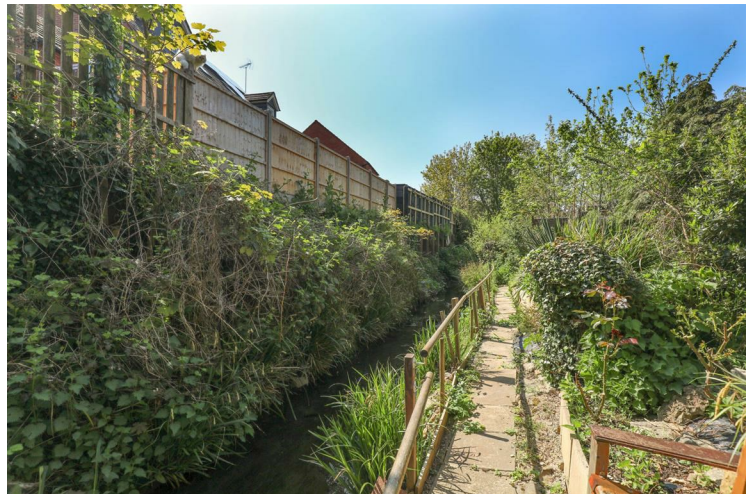
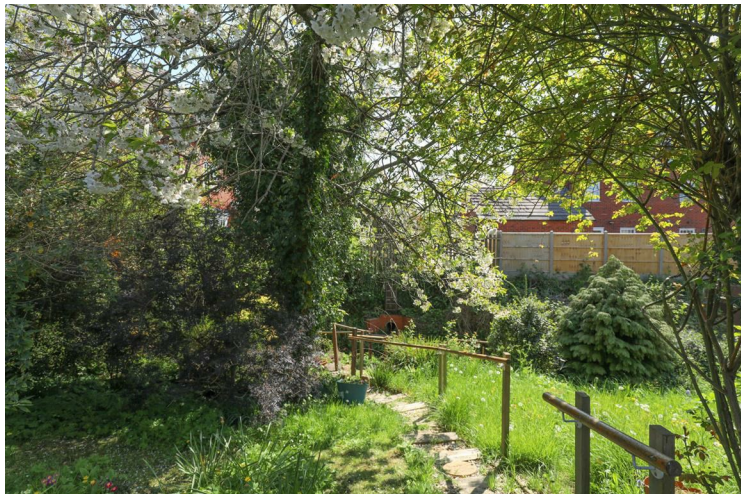
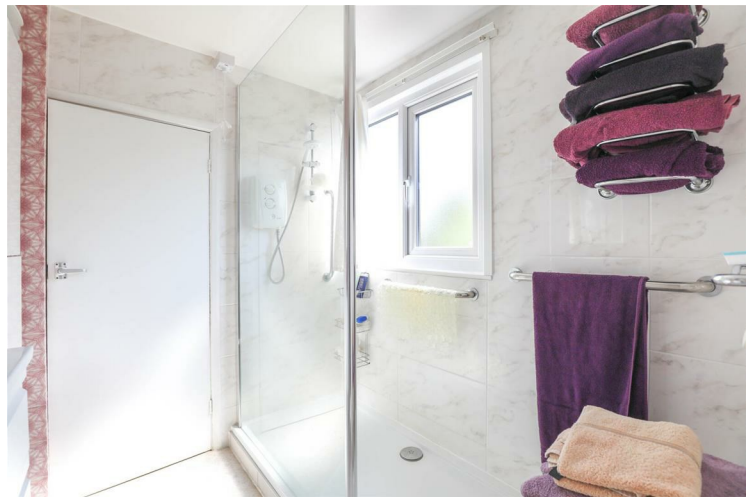
Externally, the rear garden is a true hidden gem. Thoughtfully landscaped and wrapping around the property, it offers a sense of privacy and tranquillity. Stone steps lead down from the house into a lush, mature garden filled with established planting, a charming water feature, and a garden shed. A winding stone path continues through the greenery, leading to a stream at the foot of the garden creating a unique and peaceful outdoor retreat. The property is fitted with a warm air heating system and, while it would benefit from some modernisation, it offers solid foundations and fantastic scope to create a wonderful long-term family home.

Ensleigh Close is a quiet residential cul-de-sac within the popular town of Burton Latimer. The area offers a range of local amenities including shops, schools, parks, and healthcare facilities, while also benefiting from excellent transport links. Nearby Kettering provides a mainline railway station with direct routes to London St Pancras, and the A14 is easily accessible, connecting to the wider road network. Burton Latimer itself retains a strong sense of community and charm, making it a highly desirable place to live.

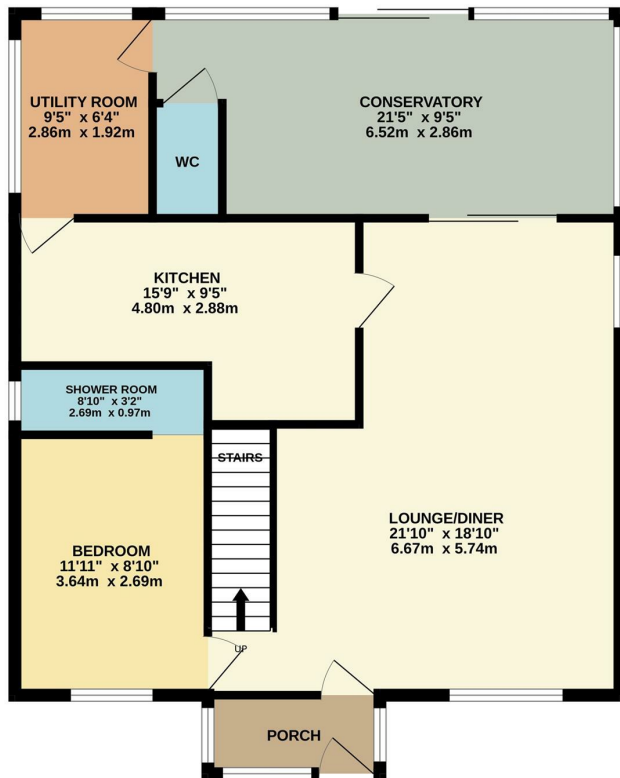
Council Tax Band: D
EPC Rating: To Follow



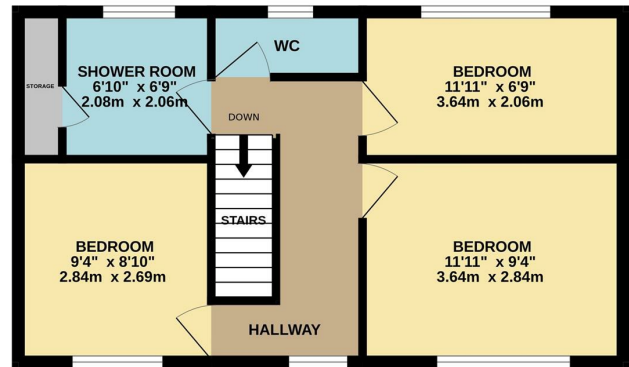
- Unique Garden • Spacious Lounge/ Diner • Cul-de-sac Location • Close to Local Amenities • Detached



GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1338 sq.ft. (124.3 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: D

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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