



**£339,000**

8 Sycamore Gardens Burton Latimer NN15 5SD



**Carter Williams**  
Estate and Letting Agents



Offered to the market with the significant advantage of no onward chain, this superbly presented three-bedroom link-detached property enjoys an enviable position within Sycamore Gardens, a highly desirable part of Burton Latimer. Combining modern comforts with generous living accommodation, this attractive home is ideal for families and professionals alike.

The property is approached via a paved driveway providing off-road parking and leading to the single garage. A small lawned frontage with a stone pathway creates an attractive approach to the entrance. Stepping inside, a spacious entrance hallway provides access to the ground floor accommodation, with useful understairs storage and a convenient cloakroom fitted with a low-level WC and wash hand basin. Positioned to the front of the property, the welcoming living room enjoys pleasant views over the front aspect and offers an excellent space to relax. Spanning the full width of the rear of the property is the impressive kitchen/dining room, creating the true heart of the home. The kitchen is fitted with an extensive range of wall and base units, generous work surface space and a selection of integrated appliances including a dishwasher, washing machine, tumble dryer and fridge/freezer. A central island provides additional storage and preparation space while still allowing ample room for a family dining table. A rear-facing window overlooks the garden, whilst double doors open directly onto the patio, making the space ideal for both everyday family living and entertaining.

The first floor offers three well-proportioned bedrooms. The principal bedroom overlooks the rear garden and benefits from fitted storage along with a private three-piece en-suite shower room comprising a low-level WC, wash hand basin and shower enclosure. The second bedroom is a generous double room, whilst the third bedroom offers versatile accommodation as a child's bedroom, guest room or home office. Completing the first floor is the family bathroom, fitted with a three-piece suite including a low-level WC, wash hand basin and panelled bath with shower over. A useful built-in cupboard on the landing provides additional storage.

Outside, the enclosed rear garden has been thoughtfully designed for low maintenance. A paved patio provides the perfect seating area immediately outside the kitchen, with the remainder of the garden predominantly laid to lawn and bordered by established planting and fencing for privacy. A covered seating area tucked into the rear corner creates an inviting space to enjoy throughout the year, whilst a rear personnel door provides convenient access into the single garage which houses the boiler.

Further benefits include gas central heating, underfloor heating throughout the entire ground floor, solar panels contributing to the property's hot water supply, ample built-in storage and the peace of mind of purchasing a home that is presented in excellent condition throughout.

Situated within a small and exclusive cul-de-sac in one of Burton Latimer's most sought-after residential locations, this fantastic home offers the perfect blend of privacy, practicality and modern family living.

Viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

council Tax Band: D  
EPC Rating: To Follow





Kitchen/ Diner 5.34m (17' 6") x 3.72m (12' 2")

Living Room 4.96m (16' 3") x 2.96m (9' 9")

Bedroom 3.09m (10' 2") x 4.19m (13' 9")

Ensuite 3.07m (10' 1") x 1.22m (4' 0")

Bedroom 3.22m (10' 7") x 3.09m (10' 2")

Bedroom 2.81m (9' 3") x 2.15m (7' 1")

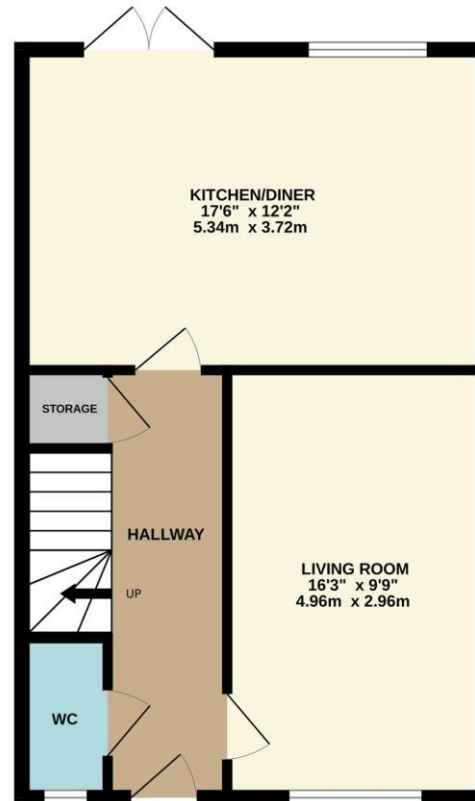
Bathroom 2.15m (7' 1") x 1.85m (6' 1")

W/C 1.85m (6' 1") x 0.99m (3' 3")

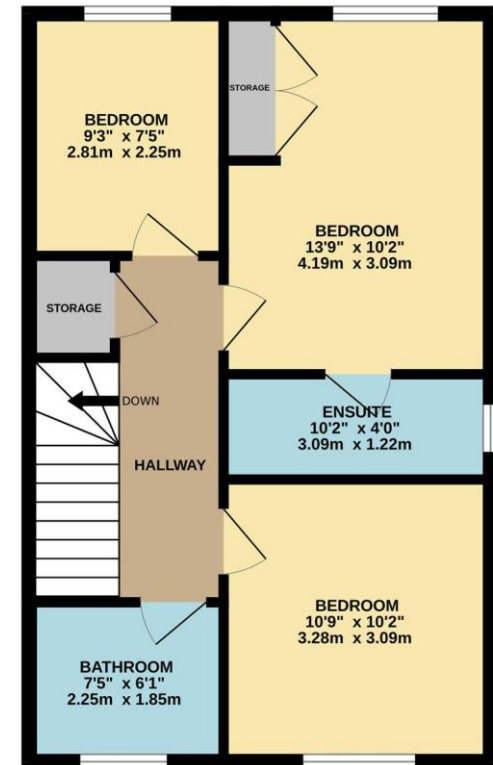




GROUND FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



1ST FLOOR  
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 997 sq.ft. (92.7 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

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