



**107 QUEENSWAY
BURTON LATIMER**

**£250,000
FREEHOLD**

We are pleased to offer for sale this superb three bedroom semi-detached property with views to the rear, off road parking for numerous vehicles and a superb Westerly facing rear garden. The property benefits from upvc double glazing, gas radiator central heating, superb 15' x 15' kitchen/dining room with built in appliances, 15' x 15' mx lounge, white three piece bathroom suite, off road parking to the front and an enclosed Westerly facing rear garden. The accommodation comprises entrance hall, lounge and a kitchen/dining room. Then on the first floor there are three bedrooms and a bathroom. An internal viewing is recommended to avoid any disappointment.



- Three spacious bedrooms • Modern kitchen with double oven • Gas hob in kitchen • Lounge with patio doors

Kitchen/Diner

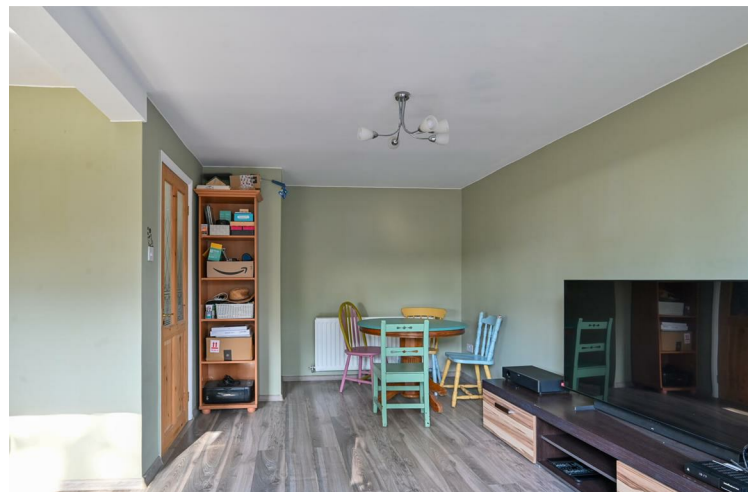
Lounge/ Diner

(L shaped)

Master Bedroom

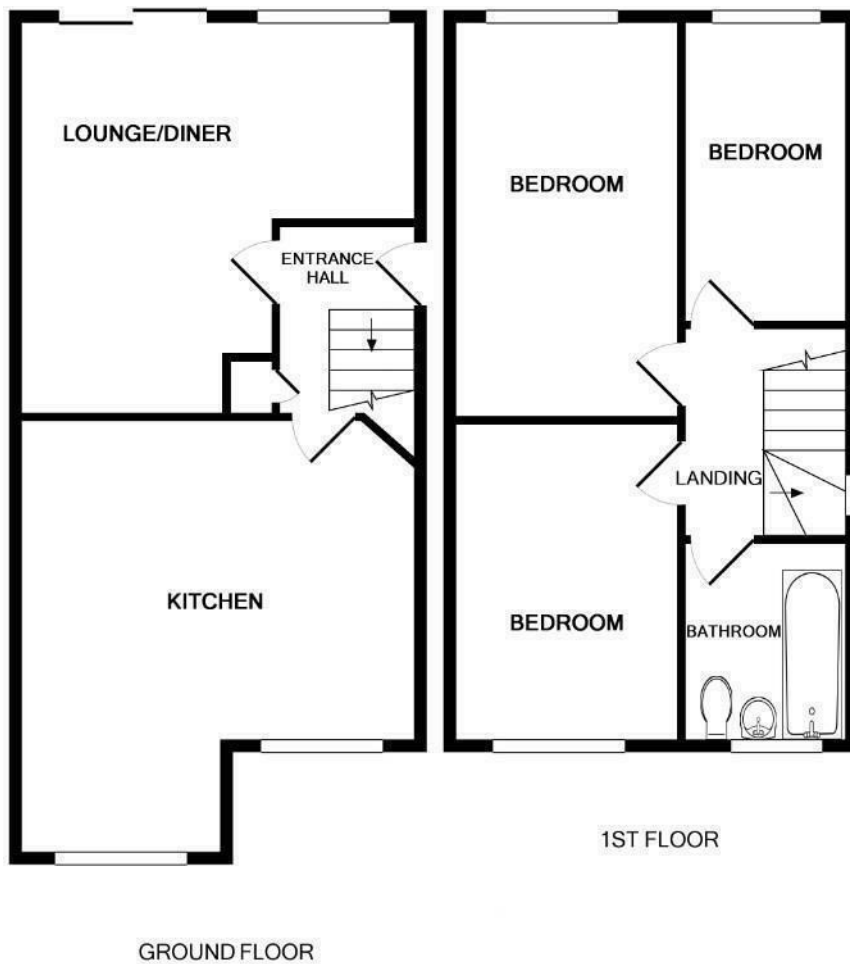
Bedroom Two

Bedroom Three



- Rear garden with countryside views • Off-road parking available • Semi-detached house • Close to local schools • Near town centre amenities • Viewing recommended





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

EPC Rating: D 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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