



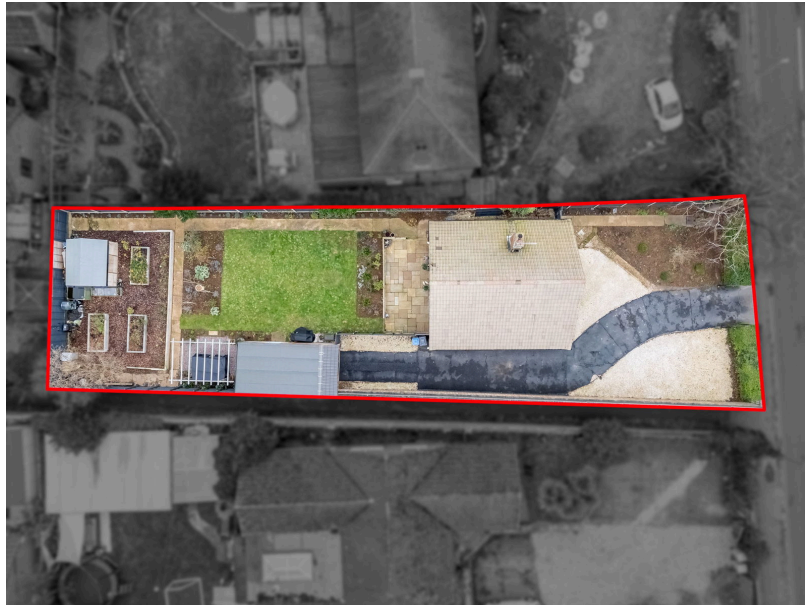
**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Finedon Road Burton Latimer NN15

"Urban Seclusion"

3 1 2





## "Urban Seclusion"

Set well back from the road, with hedging providing a natural screen, this impressive, versatile detached home combines privacy with convenience, the heart of Burton Latimer with great Restaurants, shops, schools and amenities is a short walk away.

The well presented interior feature an entrance hall, designer kitchen by Wren with integrated oven and hob as well as a slimline dishwasher, the living room has the option for a working fire, the dining room/study is versatile which could also be an optional fourth bedroom and the third bedroom is double sized with built in wardrobes and there is a modern, cool white principal bathroom. Upstairs are two further double sized bedrooms adding to the versatility of this individual home. With planning permission already approved (Ref NK/2023/0465), there is lots of scope for this home to grow, the approval enables a significant free flowing kitchen/dining/family room as well as a further master bedroom with ensuite to the first floor, further enhancing the very special home. Outside the sweeping tarmac and gravelled frontage provides plenty of parking with electric car charging point, single garage with electric roller shutter door and a lovely, landscaped rear garden. Privacy and seclusion in a very convenient setting.

**Living Room** - 3.78m x 3.61m (12'5" x 11'10")

**Kitchen** - 2.69m x 2.39m (8'10" x 7'10")

**Bedroom/Study** - 3.63m x 3.35m (11'11" x 11'0")

**Bedroom Three** - 3.63m x 2.84m (11'11" x 9'4")

**Bathroom** - 2.34m x 1.78m (7'8" x 5'10")

**Kitchen** - 2.69m x 2.39m (8'10" x 7'10")

**Bedroom One** - 4.09m x 3.38m (13'5" x 11'1")

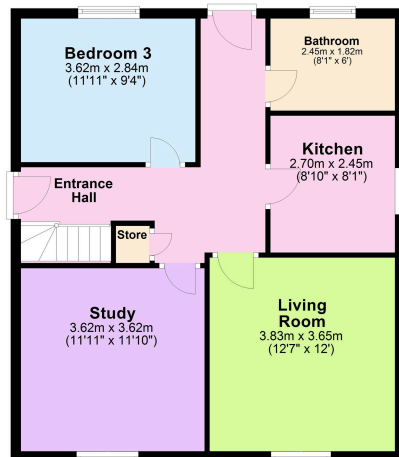
**Bedroom Two** - 3.63m x 3.35m (11'11" x 11'0")





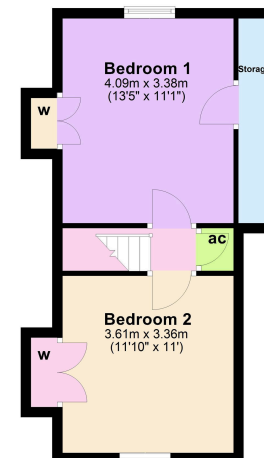
- Gas Central Heating
- UPVC Double Glazing
- Planning approved for an extension - (Ref NK/2023/0465)
- Designer Kitchen by Wren with integrated oven, induction hob, extractor and slimline dishwasher
- A versatile interior with Living Room with optional working fire, Study/Bedroom four
- Three further double bedrooms and a principal bathroom
- Sweeping driveway to oversized single garage with electric door.
- Landscaped, enclosed rear garden.
- COUNCIL TAX: D
- EPC RATING: D

**Ground Floor**  
Approx. 63.5 sq. metres (683.7 sq. feet)



Total area: approx. 97.3 sq. metres (1047.5 sq. feet)

**First Floor**  
Approx. 33.8 sq. metres (363.9 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

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