



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Pintail Close, Burton Latimer
"Urban Seclusion with Country Views"

3 2 1



"Urban Seclusion with Country Views"

This is an exclusive enclave of two brand new detached dormer bungalows, from which the neighbouring countryside can be viewed from the first floor bedrooms. Discreetly positioned, and accessed via an electric gate, this exclusive development of just two similar homes built by AP Lewis & Sons is designed and finished to the highest standard and specification. Burton Latimer offers a wealth of amenities to include a variety of quality restaurants, a supermarket, doctors surgery and bus routes, as well as offering easy access to the A14, Kettering and Wellingborough along with their respective mainline railways. The sensational interior includes underfloor heating to the ground floor, UPVC double glazed windows and security alarm system to include an entrance hall, living room, free flowing kitchen/dining room with bi-fold doors to the garden, there is a generous ground floor bedroom with adjoining en suite and a further two double bedrooms to the first floor with a sumptuous bathroom, including a walk in wetroom shower and luxury bath. The kitchen and bathrooms are supplied by Bells of Northampton. The lovely grounds feature a block paved driveway and patio to the rear. The build is complete and ready for occupation.

EPC RATING - PREDICTED B - COUNCIL TAX TBC.

A Leasehold was set up 8th April 1614 - A 1000 year lease agreement was set up – with 592 years remaining on the Leasehold agreement.

Living Room

12'8 x 12'8

Kitchen/Dining Room

32'8 x 11'5 max

Bedroom One

12'5 x 10'6

En suite

10'6 x 4'1

Bedroom Two

15'6 x 14'4

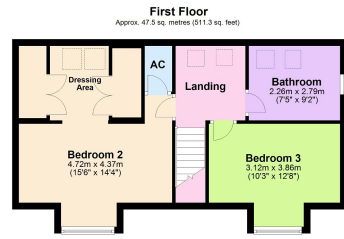
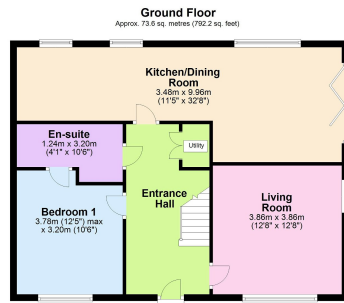
Bedroom Three

12'8 x 12'8

Bathroom

9'2 x 7'5





Total area: approx. 121.1 sq. metres (1303.5 sq. feet)

- DETACHED NEW BUILD
- PARKING
- DORMER BUNGALOW
- LUXURY BATHROOM
- THREE BEDROOMS
- HIGH SPECIFICATIONS
- ENSUITE
- GATED PARKING



15-16 Market Place, Kettering, Northamptonshire, NN16 0AJ

