



**£230,000**

23 Victoria Street Burton Latimer NN15 5QX

Calling all first-time buyers! Carter Williams are delighted to offer to the market this absolutely stunning three bedroom end terrace property to the market in Burton Latimer.

The property has been recently modernised internally and a spacious converted loft makes way for the good-sized bedroom or potential office space! Upon entering the property, a porch way offers storage space and separation to the living room which boasts fitted storage shelves and views over front aspect. From the lounge, the property then leads through to the sizeable dining room, benefiting from further fitted storage shelves, stunning marble effect tiled flooring and built-in under-stairs storage cupboard. Furthermore, the modern fitted kitchen is accessed via the dining room and hosts an array of base level and wall mounted storage units, plumbing and space for white goods, and gives access to the rear garden and the beautiful three-piece modern family bathroom located at the rear. On the first floor, two well-proportioned bedrooms can be found and stairs lead to second floor with third bedroom boasting two velux windows. Externally the property offers a good sized low maintenance rear garden and brick-built outbuilding.

Available now, we highly recommend viewing to truly appreciate all this property has to offer!

Council Tax Band: A  
EPC Rating: D



3 1 2



**Lounge 3.65m (12' 0") x 3.63m (11' 11")**

**Dining Room 3.64m (11' 11") x 3.63m (11' 11")**

**Kitchen 4.26m (14' 0") x 2.07m (6' 9")**

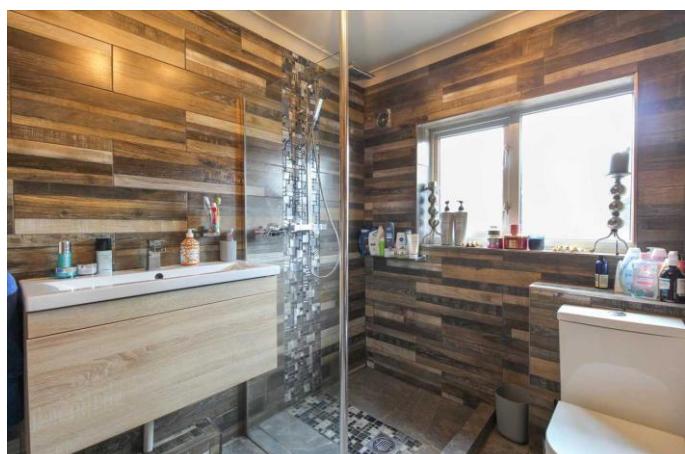
**Bathroom 2.00m (6' 7") x 2.48m (8' 2")**

**Bedroom 3.63m (11' 11") x 3.64m (11' 11")**

**Bedroom 3.63m (11' 11") x 2.59m (8' 6")**

**Bedroom 3.24m (10' 8") x 4.50m (14' 9")**

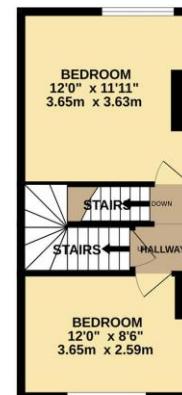




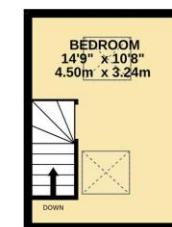
GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



2ND FLOOR  
157 sq.ft. (14.6 sq.m.) approx.



TOTAL FLOOR AREA: 949 sq.ft. (88.1 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 have not been tested and no guarantee as to their operation or efficiency can be given.  
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#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100)	A	85
(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		

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92-100)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

# Selling your property?

Get in touch to arrange your  
FREE market appraisal!

- Honest, friendly advice from a hardworking dedicated team
- Regular market updates
- Professional photography
- Floorplans
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- Excellent local knowledge
- Mortgage advice
- In-house energy performance assessor
- Fantastic customer service

Find out why so many people trust  
Carter Williams with their property needs!



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