



**£260,000**

15 Shannon Way Burton Latimer NN15 5SX



**Carter Williams**  
Estate and Letting Agents



**\*\*SOLD PRIOR TO MARKETING\*\***

A fantastic opportunity to acquire this well-presented and thoughtfully extended family home, ideally situated and offering a wealth of space both inside and out.

Upon arrival, the home impresses with a driveway providing off-street parking for multiple vehicles, complemented by a carport for added convenience and shelter.

Step inside to a spacious and welcoming entrance hall which leads into a light-filled L-shaped open-plan lounge/dining area, ideal for both relaxing and entertaining. The rear of this generous space benefits from double doors that open directly onto the garden, seamlessly blending indoor and outdoor living. The kitchen, accessible from the reception area, is well-appointed and has been extended, further enhancing the ground floor layout.

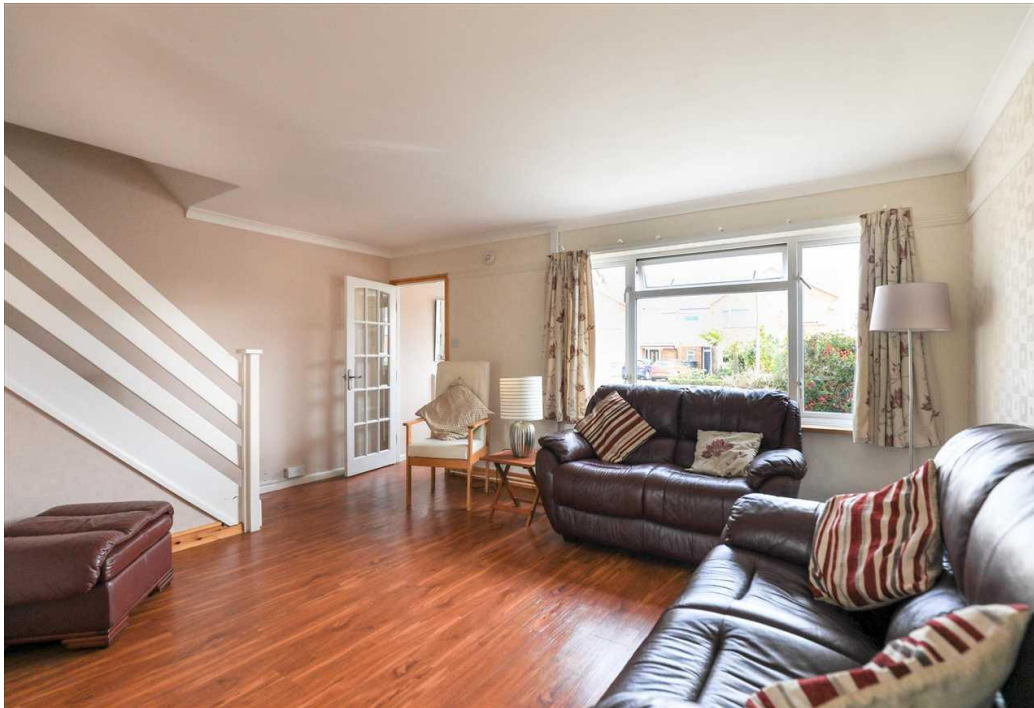
This extended section of the home offers an additional entrance from the driveway and leads to a practical utility room, complete with plumbing for white goods and housing a separate downstairs WC. Doors from the utility room also provide direct access to the rear garden.

Upstairs, the spacious master bedroom features fitted storage and a generous en-suite bathroom comprising a shower cubicle, sink, and toilet. The second bedroom has also been extended and is currently arranged with a partition wall, creating distinct areas perfect for a bed and additional workspace or storage. A third bedroom and a modern four-piece family bathroom with shower, bath, sink, and toilet complete the first floor accommodation. Additional fitted storage is available on the landing.

Externally, the private rear garden is a great size and offers a low-maintenance layout with lawn, patio area, and a storage shed, making it ideal for families and entertaining alike.

This home combines generous proportions, versatile living spaces, and excellent practicality, all offered chain-free.

Council Tax Band: B  
EPC Rating: To Follow





Living/ Dining Room 7.29m (23' 11") Max x 4.86m (15' 11") Max

Kitchen 3.57m (11' 9") x 2.12m (6' 11")

Kitchen Continued 2.34m (7' 8") x 2.14m (7' 0")

Utility 2.73m (8' 11") x 1.88m (6' 2")

W/C 1.61m (5' 3") x 1.20m (3' 11")

Bedroom 2.74m (9' 0") x 2.74m (9' 0")

En-Suite 2.53m (8' 4") x 2.05m (6' 9")

Bedroom 3.78m (12' 5") x 2.11m (6' 11")

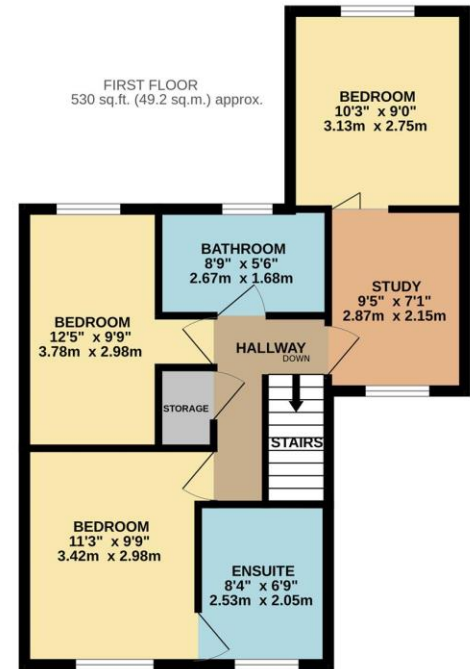
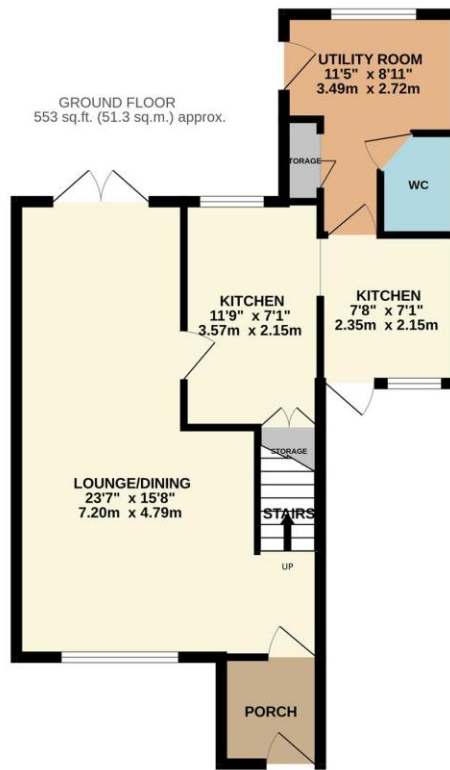
Bedroom 2.75m (9' 0") x 3.13m (10' 3")

Study Area 2.87m (9' 5") x 2.15m (7' 1")

Bathroom 2.65m (8' 8") x 1.68m (5' 6")







TOTAL FLOOR AREA : 1083 sq.ft. (100.6 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 as to their operability or efficiency can be given.

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