

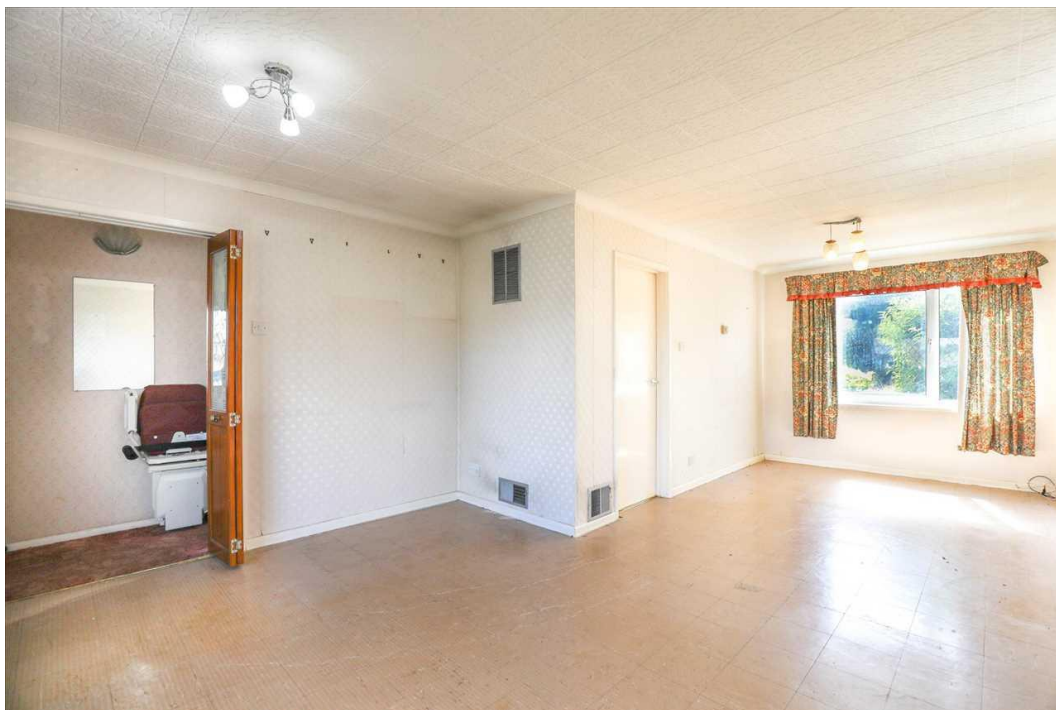


**£240,000**

28 Shannon Way Burton Latimer NN15 5SX



**Carter Williams**  
Estate and Letting Agents



Offered to the market with no onward chain, this spacious three-bedroom property presents an excellent opportunity for those looking to undertake a renovation project and create a modern, stylish family home. With a generous internal footprint and versatile layout, the property offers huge potential to update and personalise throughout.

Upon entering, a comfortable porch area leads into the hallway, with stairs rising directly ahead. To the right, double bi-folding doors open into a spacious L-shaped reception room—an ideal space for both living and dining. This light-filled area provides plenty of flexibility for modern family living and flows seamlessly into the kitchen. The kitchen overlooks the rear garden and benefits from fitted units, a built-in under-stairs storage cupboard, and direct access to a conservatory positioned to the side of the property. The conservatory sits behind the garage, features an internal door to the garage for added convenience, and also provides access to the rear garden via a glazed external door—ideal for seamless indoor-outdoor living. Upstairs, the property comprises three well-proportioned bedrooms and a family bathroom, all of which offer scope for modernisation. Externally, the rear garden is mostly laid to lawn and enclosed by fencing, offering a private outdoor space with room to landscape. To the front, a paved driveway leads to the garage, complemented by a low-maintenance lawn and enclosed by low-level fencing with a small metal gate for added security and charm.

This is a fantastic opportunity for buyers seeking a project in a desirable location—early viewing is highly recommended to fully appreciate the potential on offer.

EPC Rating: To Follow  
Council Tax Band: B





Reception Room 3.90m (12' 10") Max x 7.26m (23' 10") Max

Kitchen 3.55m (11' 8") x 2.12m (6' 11")

Conservatory 3.73m (12' 3") Max x 2.87m (9' 5") Max

Bedroom 3.75m (12' 4") Max x 2.96m (9' 9")

Bedroom 3.44m (11' 3") x 2.96m (9' 9") Max

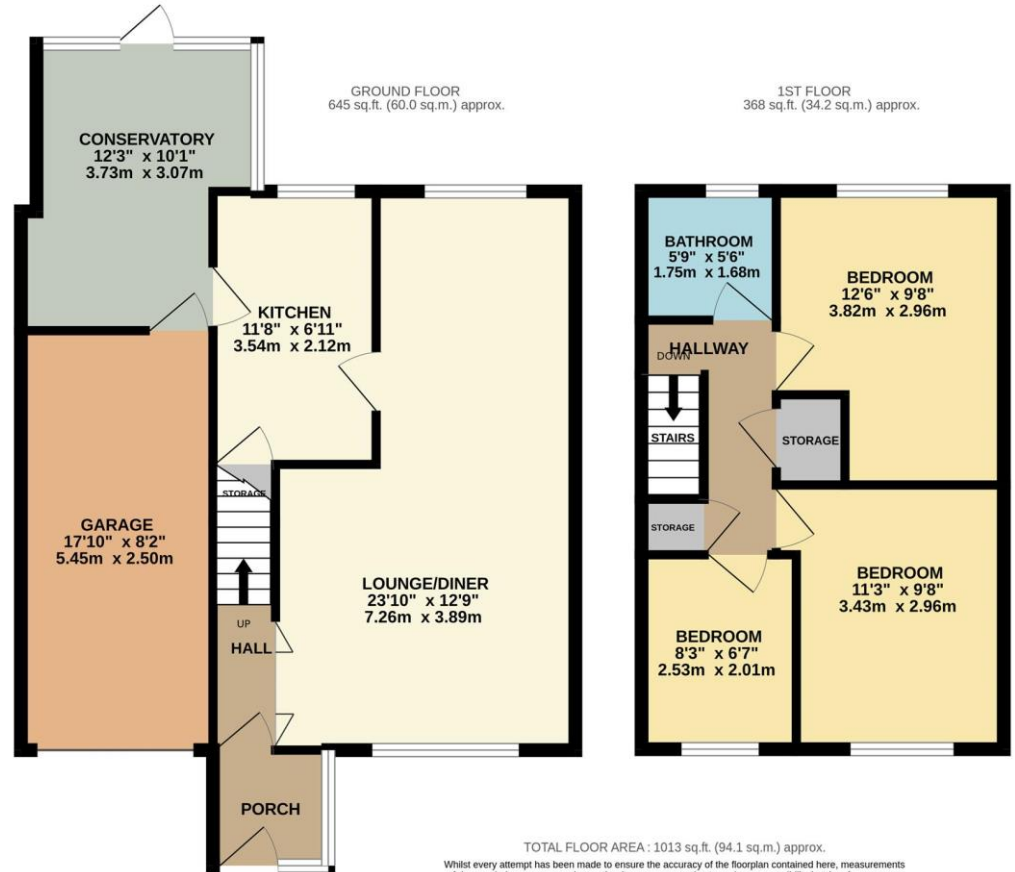
Bedroom 2.53m (8' 4") x 2.04m (6' 8")

Bathroom 1.81m (5' 11") x 1.68m (5' 6")

Porch 1.42m (4' 8") x 1.50m (4' 11")

Garage 5.52m (18' 1") x 2.51m (8' 3")





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