



£230,000

45 Churchill Way Burton Latimer NN15 5RX



Carter Williams
Estate and Letting Agents



Offered to the market with no onward chain, this three-bedroom semi-detached home occupies a convenient position on Churchill Way, Burton Latimer, presenting an excellent opportunity for buyers seeking a property with plenty of potential. Requiring some modernisation throughout, the home offers well-proportioned accommodation, generous outdoor space, and the chance to create a fantastic family residence.

Approaching the property, there is a shared driveway providing access alongside a low-maintenance front garden, predominantly laid to lawn. Entry is gained via a porch which opens into the welcoming entrance hallway. To the right of the hallway is the generous living room, a bright and comfortable reception space featuring a window overlooking the front aspect. The hallway itself benefits from useful built-in storage cupboards and stairs rising to the first-floor landing. Positioned to the rear of the property is the kitchen, fitted with a range of base and wall-mounted units, plumbing for white goods, and pleasant views over the rear garden. A door leads through to the extended dining room/snug, creating a versatile additional reception area ideal for family dining, entertaining, or relaxing. This spacious room enjoys a door to the side aspect and sliding patio doors opening directly onto the rear garden. The first floor comprises three well-proportioned bedrooms, all offering excellent space for family living. Completing the accommodation is a three-piece family bathroom fitted with a bath with shower over, wash hand basin and WC, whilst also housing the property's boiler.

Externally, the rear garden is of a particularly generous size and has been designed with ease of maintenance in mind. Enclosed by fencing, it features a patio area immediately outside the sliding doors, a large lawned section, and benefits from a useful storage shed together with a single garage.

Situated within easy reach of local amenities, schools and transport links, this property offers an exciting opportunity for buyers looking to put their own stamp on a home in a popular residential location. Early viewing is highly recommended to fully appreciate the potential on offer.

Council Tax Band: B
EPC Rating: To Follow





Lounge 4.62m (15' 2") x 3.60m (11' 10")

Diner/ Snug 6.05m (19' 10") x 2.96m (9' 9")

Kitchen 2.94m (9' 8") x 2.82m (9' 3")

Bedroom 3.59m (11' 9") Max x 3.79m (12' 5")

Bedroom 3.61m (11' 10") x 3.72m (12' 2")

Bedroom 2.42m (7' 11") x 2.35m (7' 9")

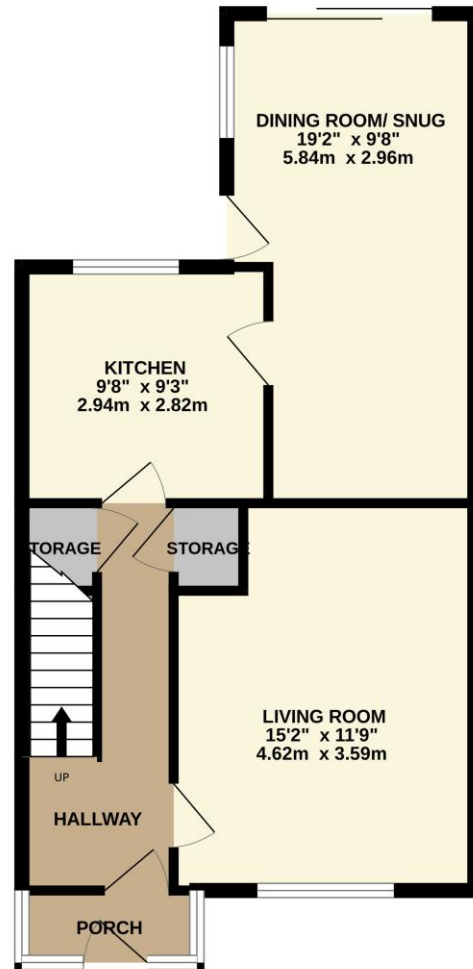
Bathroom 2.41m (7' 11") x 1.66m (5' 5")

Garden

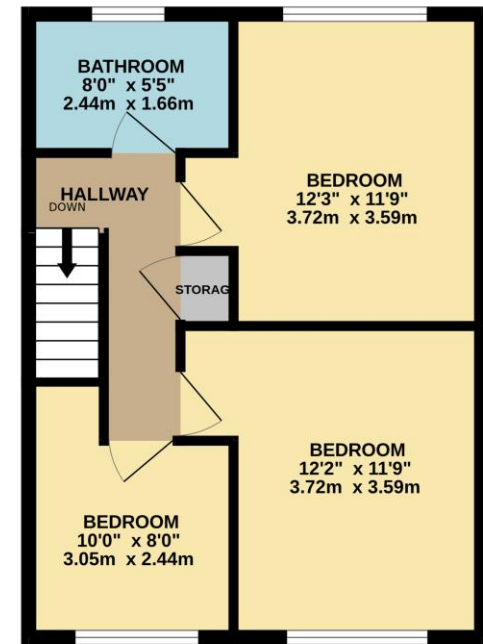




GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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 shown have not been tested and no guarantee as to their operability or efficiency can be given.
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