



Total area: approx. 128.4 sq. metres (1381.6 sq. feet)



## 2 Austin Rise, Burton Latimer, NN15 5ZD

£350,000

"OFFERED WITH NO UPWARD CHAIN"

A GREAT 4 BEDROOM FAMILY HOME ! This lovely family home is located on a small and pleasant Taylor Wimpy development in the popular small market town of Burton Latimer. Originally constructed in 2017 this home has been well cared for by the current owners and is presented in good condition throughout. Benefits include: Good sized lounge which runs the length of the property, spacious kitchen/diner with smart modern kitchen, utility room, 4 DOUBLE BEDROOMS, En-suite to master bedroom, smart family bathroom, UPVC double glazing, gas radiator central heating, good quality floor coverings and interior decor throughout and a home office which has been converted using part of the single garage. (the remainder of the garage provides good storage). To the rear of the property there is a driveway in front of the single garage. To the right hand side of the property you will find a good sized family garden which is mainly laid to lawn with french doors coming off the lounge onto a smart decked area and access door into the home office. There is also gated access leading to the front of the property.

Austin Close is a great location with open countryside on your doorstep and access to good country walks. Burton Latimer is a small market town which is popular with lots of local amenities and nice local restaurants, all within walking distance.

CALL HAWKSBY'S NOW TO ARRANGE YOUR VIEWING 01933 22 44 44

EPC Rating: B





Entrance Hall  
Lounge  
19'8 x 11'4  
Open Plan Kitchen/Diner  
19'7 x 11'8 max narrowing to 9'1  
Utility Room  
6'6 x 4'8  
Ground Floor WC  
5'4 x 2'10  
Home Office (Partial Garage Conversion)  
9'9 x 9'4



Remainder Of Garage  
10'2 x 9'9  
Landing  
Master Bedroom  
11'5 x 11'2 max  
En-Suite Shower Room  
6'5 x 4'7  
Bedroom 2  
11'10 x 9'7  
Bedroom 3  
9'9 max narrowing to 8'5 x 9'7  
Bedroom 4  
10'1 max narrowing to 8' x 8'3  
Family Bathroom  
6'6 x 6'2



Tenure: Freehold  
Council Tax Band: D  
Viewing strictly by appointment with Hawksbys on 01933 724444



Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.  
Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.  
Offer Procedure: To make an offer you will need to make a appointment with our Financial Advisor to be able to process your offer in the best possible light.  
Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.  
Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.  
YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT.  
Life Assurance usually required.  
AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW IT'S EXACT POSTITION IN RELATION TO THE ROAD OR CUL-DE-SAC.  
Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

