



Glade Close, Burton Latimer **Freehold** £450,000

**Pattison
Lane**

Key Features

 4  2  D  E

- Four Bedroom Detached Home
- En Suite to Master Bedroom
- Double Width Double Garage & Driveway
- Two Reception Rooms
- Utility Room

A substantial and well-presented four-bedroom detached family home, occupying an attractive position and offering generous and versatile accommodation throughout, together with a driveway, double garage and private rear garden.

The property is entered via a welcoming entrance hall, which provides access to the principal ground-floor accommodation. There are two well-proportioned reception rooms, offering excellent flexibility for family living, entertaining or those requiring a separate home office or snug.

The spacious kitchen provides a practical and sociable space, with a breakfast area creating an ideal area for informal dining. A useful utility room and downstairs WC further enhance the practicality of the ground floor.



To the first floor are four well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms provide plenty of flexibility for family members, guests or home working, alongside the main family bathroom.

Externally, the property benefits from a driveway providing ample off-road parking and a substantial double garage, offering excellent storage and parking facilities. To the rear is a mature and private garden, featuring a large paved patio, lawned area and established planting, providing an enjoyable outdoor space for relaxing and entertaining.

This impressive detached home combines generous living accommodation, four bedrooms, two reception rooms, a kitchen / breakfast room, utility room, en-suite, double garage and attractive gardens, making it an excellent family property.

The accommodation comprises:

ENTRANCE HALL

CLOAKROOM

LOUNGE

DINING ROOM

KITCHEN / BREAKFAST ROOM



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1199 sq.ft. (111.4 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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UTILITY ROOM

FIRST FLOOR LANDING

BEDROOM ONE

EN SUITE

BEDROOM TWO

BEDROOM THREE

BEDROOM FOUR

BATHROOM

OUTSIDE

FRONT GARDEN

DOUBLE GARAGE & DRIVEWAY

REAR GARDEN

AGENTS NOTE:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Pattison Lane on:
01536 524425

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