





11 Collett Place, Latton,  
Swindon, Wiltshire.

### **DIRECTIONS**

Please use the postcode SN6 6EH or call the office at any time for detailed directions from your location.

### **SUMMARY**

Spacious four bedroom home in desirable village location. The accommodation includes four bedrooms, bathroom and ensuite, living room, dining room, home office/snug, kitchen, and utility whilst outside are attractive gardens, plentiful parking and a garage. Latton is a popular village with plenty of amenities and leisure facilities on the door step, combined with excellent transport links.

### **PROPERTY**

The property is accessed via a welcoming entrance hall with stairs to the first floor and a storage cupboard below. There is a large living room with living flame, gas fire and double doors out to the rear. Further reception space is offered by the separate dining room, and there is a useful study as well which is perfect for those working from home or a separate snug/playroom if needed. The kitchen has a range of storage and appliance space, whilst a further utility room has a door to the side as well as providing further storage and appliance space. The ground floor is completed by a useful cloakroom with wc and wash hand basin.

The first floor landing has a storage cupboard and provides access to the four, good size bedrooms. Three of the rooms benefit from built in wardrobes whilst the master bedroom also has an ensuite shower room. Finally, there is a family bathroom with suite comprising bath with shower over, wc, and wash hand basin.

### **GARDENS**

To the front of the property is a small walled garden with path leading to the front door. The rear garden is enclosed by a mixture of walling and fencing with gated access to the rear. It is primarily laid to lawn with an area of patio and mature planting. Behind the house is driveway parking for several vehicles which leads to a garage with up and over door to the front, light and power.

### **LOCATION**

Latton is a small village lying between Cirencester and Swindon just off the A419. The village has a church, whilst more extensive facilities, such as shops, pubs, schools, doctors surgery etc can be found in the nearby market town of Cricklade a short distance to the south, or even more in Cirencester which is slightly further to the north. Latton is well positioned for access to both the M4 and M5 Motorways and for mainline rail services from Swindon or Kemble (London Paddington). It is on a useful bus route and is surrounded by the fantastic country walks and leisure facilities of the Cotswold Water Park.

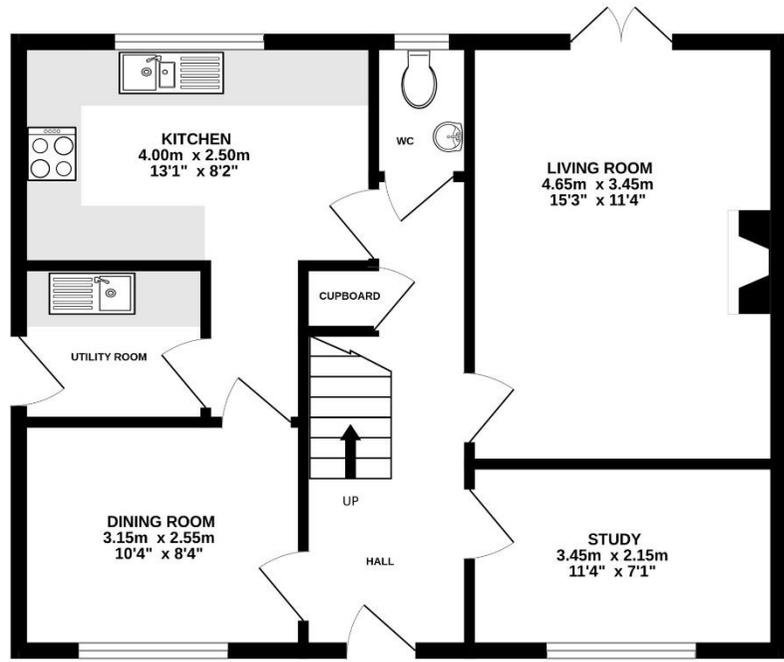
### **VIEWING**

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

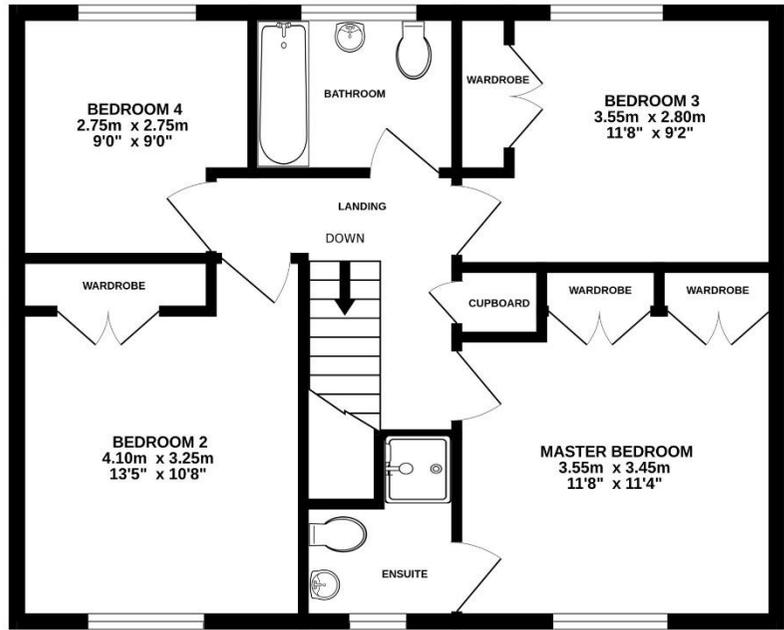
### **AGENTS NOTE**

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

**GROUND FLOOR**



**1ST FLOOR**



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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