



**Croft Close, Latton – SN6 6DL**

Swindon

In Excess of **£290,000**

**m<sup>c</sup>farlane**  
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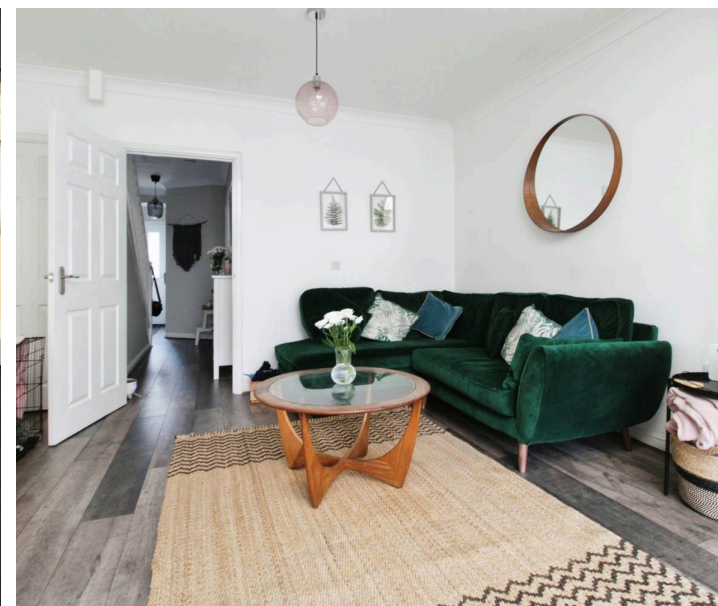
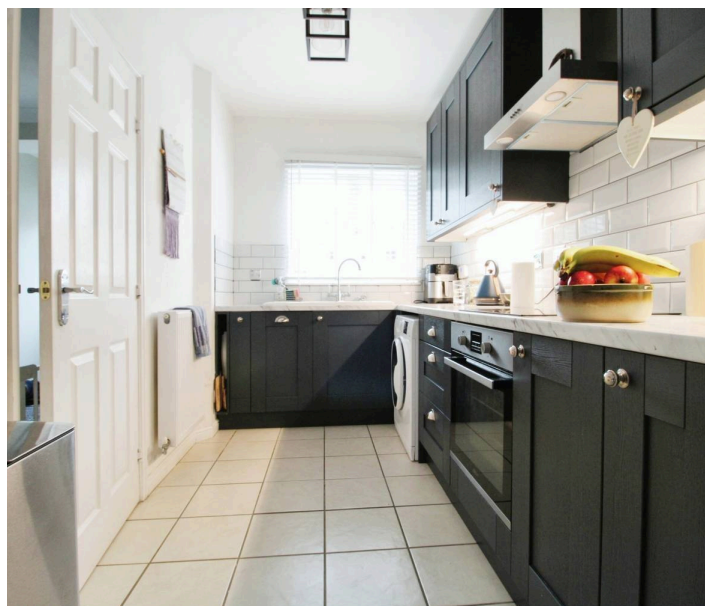
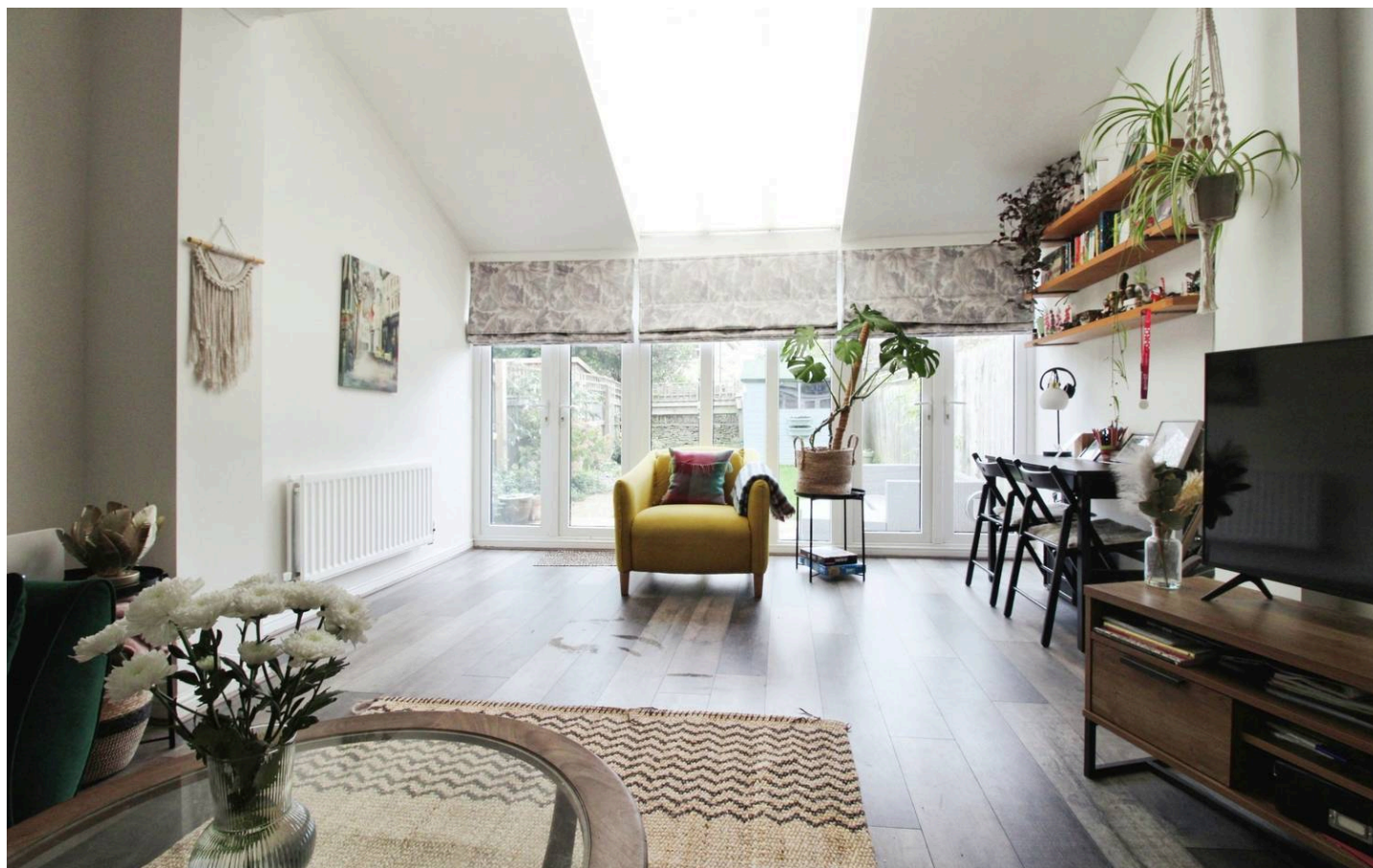
# Croft Close

Latton, Swindon

- Two Bedroom Semi Detached Home
- Expansive Living Room with Vaulted Ceiling
- Sought After Village Position
- Updated with New Kitchen
- Two Well Proportioned Bedrooms
- Modern New Shower Room
- Enclosed Rear Gardens
- Off Road Parking

A very well presented TWO bedroom semi detached home in a lovely rural village near Cricklade with a beautifully kept landscaped outlook. The Cotswold water park and lakes also within walking distance. Located in a sought after bespoke development (Croft Close) with a mixture of family homes. This delightful property boasts a new fitted kitchen and a new modern shower room. The signature room is the expansive living room with a vaulted ceiling with floods of natural light. A summary of accommodation comprises: Entrance Hallway, Cloakroom, Fitted Kitchen plus Living Room / Dining / Family Room. To the First Floor Two Well Proportioned Bedrooms and New Shower Room. Enclosed Rear Garden Off Road Parking and Side gated Access. Cricklade is a brief walk as with Cerney Wick with a delightful local country pub (The Crown) .

Sole Selling Agents McFarlane Cricklade 01793 751 044 Stunning property that needs to be viewed.





## Croft Close

Latton, Swindon

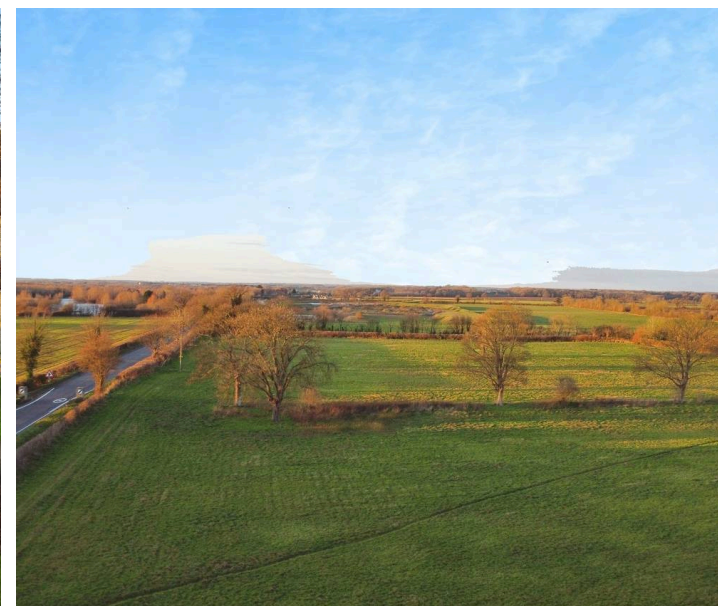
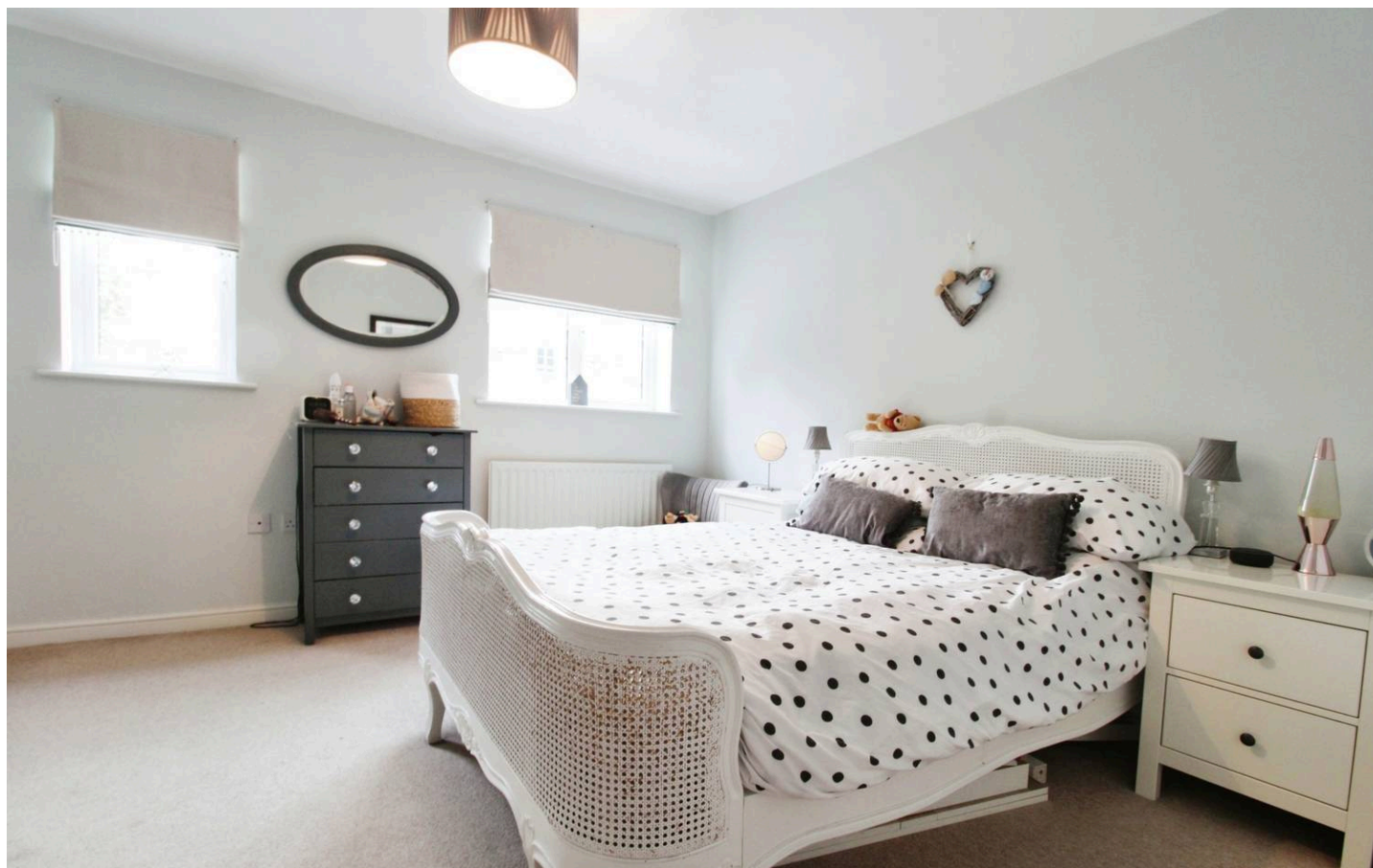
Latton is a smaller village and civil parish in Wiltshire and some 1.5 miles (2.4 km) north of Cricklade, and with proximity of neighbouring Gloucestershire. The village is bypassed by the A419 with ease of access to the larger towns of Cirencester and Swindon.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



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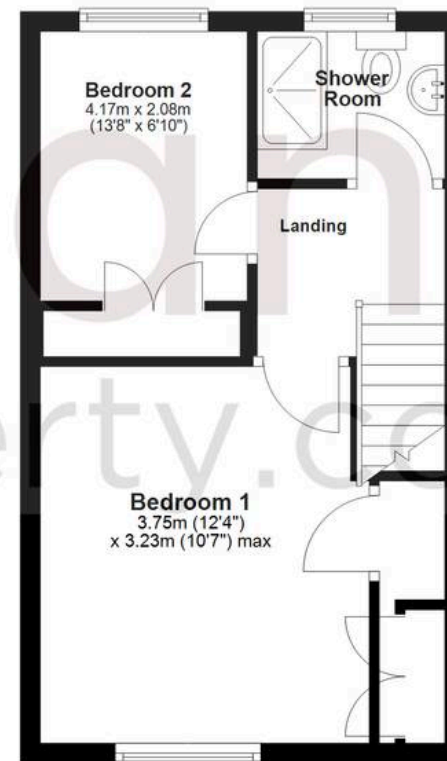
## Ground Floor

Approx. 44.4 sq. metres (477.5 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.9 sq. feet)



Total area: approx. 75.3 sq. metres (810.5 sq. feet)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.