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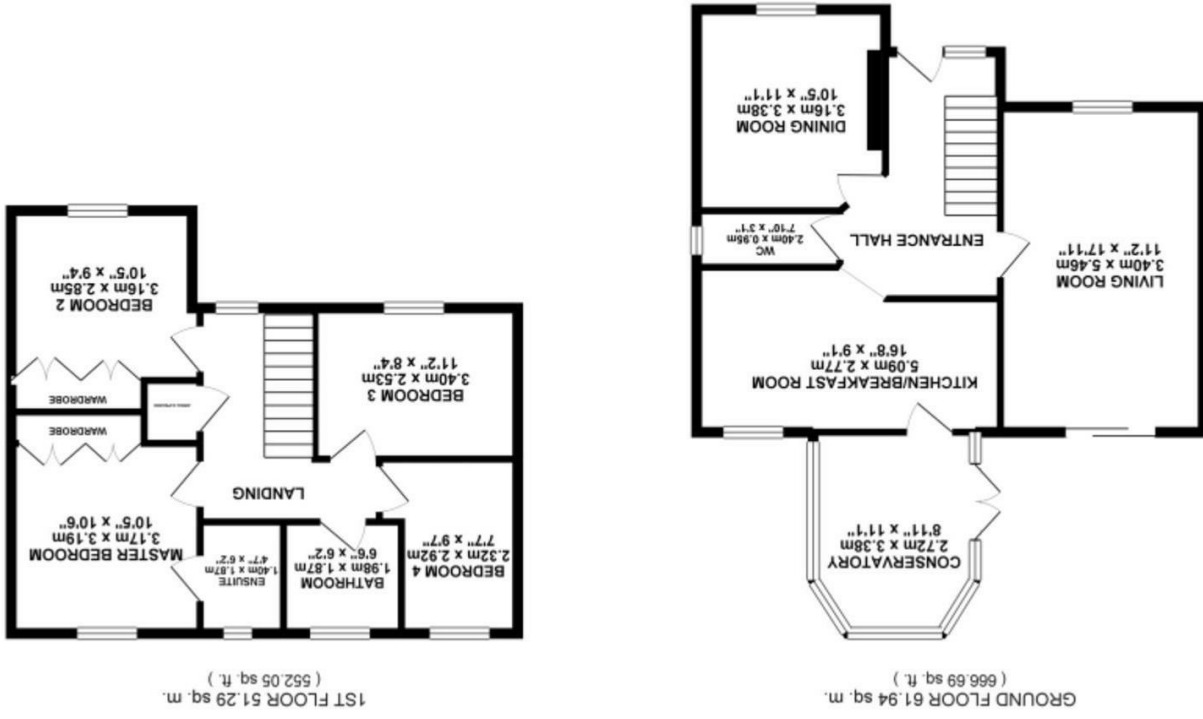
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18 Oathill Rise, Burton Latimer, NN15 5YP
£415,000



Occupying an enviable position within a quiet cul-de-sac in Burton Latimer, is this immaculately presented four-bedroom detached family home. The property is set back from the road via an extensive driveway that provides parking for several vehicles and in turn leads into the double garage, which is fully functional with power and light. Internally, the accommodation has recently undergone fresh decoration throughout and comprises two reception rooms, a kitchen/ breakfast room, guest w/c, conservatory, four good-sized bedrooms, a fully tiled en-suite shower room and a family bathroom. Outside, the fully enclosed garden is mostly laid to lawn with a mature border, planted with established trees that create a high degree of privacy. You will also find a paved patio area, perfect for outdoor entertaining and dining. Due to the overall size of the plot, the property also lends itself to the opportunity to extend the current dwelling, subject to planning permission. The property is ideally positioned within walking distance to a wealth of local amenities, restaurants, a popular garden centre and St. Mary's primary school.

Accessed via a storm porch, the property is inviting and opens into the welcoming entrance hall. Both reception rooms are generous in size, the living room of which boasts a feature fireplace and dual aspect views that extends the full depth of the property, along with sliding doors to access the garden. Fitted with eye and base level units, the kitchen comprises an integral microwave, oven, induction hob, dishwasher and space for a fridge/freezer and washing machine. The conservatory is a lovely addition to this home and offers access to the rear garden, via double French doors. To the first floor, you will find an airing cupboard, the family bathroom and all four bedrooms, one of which currently functions as an office space. Both the master and second bedrooms benefit from built-in storage, the master of which also enjoys an en-suite shower room.



Living Room

17'10" x 11'1" (5.46 x 3.40)

Dining Room

11'1" x 10'4" (3.38 x 3.16)

Kitchen/ Breakfast Room

16'8" x 9'1" (5.09 x 2.77)

Conservatory

11'1" x 8'11" (3.38 x 2.72)

Guest WC

7'10" x 3'1" (2.40 x 0.95)

Master Bedroom

10'5" x 10'4" (3.19 x 3.17)

Ensuite

6'1" x 4'7" (1.87 x 1.40)

Second Bedroom

10'4" x 9'4" (3.16 x 2.85)

Third Bedroom

11'1" x 8'3" (3.40 x 2.53)

Fourth Bedroom

9'6" x 7'7" (2.92 x 2.32)

Family Bathroom

6'5" x 6'1" (1.98 x 1.87)